



# Code Compliance Board Regular Meeting

## Agenda

**January 4, 2024 @ 3:00 PM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

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### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

**1. Call to Order**

- a. Roll Call 1 min
- b. Statement of Purpose 2 min

**2. Swearing in of Witnesses****3. Consent Agenda**

- a. Approve the minutes of the December 7, 2023, Code Compliance Regular Board Meeting

**4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker****5. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. CCB# LDC-23-0300 221 HOLT AVE., UNIT 5, WINTER PARK, FL 32789 (SHORT TERM RENTAL)
- b. CCB# PM-22-0041 511 GRANADA DR., WINTER PARK, FL 32789 (PROPERTY MAINTENANCE)

**6. Non-Action Items****7. Staff Updates****8. Board Attorney Reports**

- a. Assistant City Attorney Rick Geller will answer inquiry made at the December 7, 2023, Board Meeting

**9. Board Comments****10. Upcoming Agenda Items**

- a. CCB# BLDG-23-0008 2661 VIA TUSCANY, WINTER PARK, FL 32789 Development & Builder Group, LLC (Massey Hearing)

**11. Adjournment**





# Code Compliance Board Meeting Minutes

December 7, 2023 at 3:00 p.m.

City Hall, Commission Chambers  
401 S. Park Avenue | Winter Park, Florida

## 1) Call to Order

Chairman Wayne Johnson called the meeting to order at 3:06 p.m.

### a. Roll Call

Present: Douglas Bond, Steve Heller, Wayne Johnson, Todd Boyer, Melissa Blaney

Attending via ZOOM: Paul Mandelkern

Assistant City Attorney Giffin Chumley, Fishback Dominick Law Firm

Staff Present: Safety & Code Compliance Division Manager Susanne Porras; Safety & Code Compliance Officer Christina Bush, Board Secretary Susan Pruchnicki.

### b. Mr. Johnson read the Statement of Purpose

## 2) Swearing in of Witnesses

All witnesses were sworn in by Susan Pruchnicki, Board Secretary

## 3) Consent Agenda

### a. Approve the minutes of regular meeting, September 7, 2023

**Motion made by Douglas Bond to approve the minutes as presented; seconded by Todd Boyer. Motion carried unanimously with a 5-0 vote.**

## 4) Public Comments (for items not on the agenda):

There were no comments.

## 5) Public Hearings

### a. New Case **CCB#PM-23-0159 210 Tyree Lane Winter Park, FL 32792**

**VIOLATION DESCRIPTION:** The Property, a residential dwelling, is currently in violation for the following: Accumulation of waste and building materials on the premises in plain view from the public right of way and adjacent neighboring properties. Piles of wooden boards in state of decay causing unsanitary conditions. Piles of dirt across the back yard of the property as a result of grading operations potentially causing detrimental harm to the public health, safety and welfare of residents and adjacent properties. Accumulation of stagnant water inside the refuse containers in front of the carport of the property creating mosquito breeding conditions which is a violation of the City Code.

**CODES CITED:** Chapter 22, Sections 22-176 (adopting the IPMC Code, 2021 edition), 22-177 (amending 2021 IPMC Code), Section 202 Nuisance (1) (2) (3) (10) (11) (14) (15) (18) and 302.1 Sanitation and storage of materials of the International Property Maintenance Code.

Safety & Code Compliance Officer Christina Bush introduced herself and identified the property owner as David Williams of 209 Tyree Ln., Winter Park, FL 32792 as verified by the OCPA. A Notice of Hearing was provided via certified mail on November 6, 2023. The property was posted on November 17, 2023.

Officer Busch provided background information on the case including photos of various building materials stored in plain view, piles of dirt, waste, tarps, and refuse containers as well as multiple five-gallon buckets collecting rainwater on the property. She also documented plants in pots consuming most of the driveway.

It was documented that the septic tank had been uncovered; Officer Busch submitted the required form to Orange County 311 on behalf of the complainant.

Photos were also presented showing a multi-colored fence being constructed in the back yard of the property that were taken from the neighbor's property with their permission.

Mr. Johnson confirmed that Mr. Mandelkern was able to view the presentation via Zoom. He then inquired of the City Attorney if the Board should hear the next case as it involved a different property, but the same respondent, before voting. Assistant City Attorney Giffin Chumley responded, reiterating the need to vote on each case separately as per the Attorney General.

Ms. Blaney inquired about permits for any of the work being done on the property. Officer Busch noted that there was an active permit issued for fencing, however what has been installed has not been inspected. She then inquired about the grading; Officer Busch noted that the grading was performed prior to the fence permit being issued.

Mr. Johnson inquired if the installed fencing was included in case presented. Officer Busch testified no, that a separate case would be coming before the Board.

Mr. Bond inquired if the photos presented were taken from off the property. Officer Busch confirmed they were taken with permission from the adjoining property, or from the street.

Mr. Johnson requested Officer Busch to display slide 10 again (the septic tank).

Mr. Mandelkern inquired if the respondent had a building permit to perform repairs to the property. Officer Busch confirmed that the only permit obtained was for the fencing.

Ms. Blaney asked if the fence permit was valid. Office Busch testified to her knowledge the permit was still open, but no inspection had been performed.

Mr. Johnson asked if the fence permit was pulled by the owner or a contractor. Officer Busch testified that she did not know.

Mr. Mandelkern confirmed that the fencing would be presented in a separate case with Officer Busch and was not relative to the case presented.

Mr. Boyer inquired if the septic tank was something the Board would address. Officer Porras testified no, that it is under the Health Department's purview.

Mr. Heller inquired if the property was occupied. Officer Busch testified she was unsure if anyone resided in the home.

Mr. Johnson inquired if anyone was present on behalf of the respondent. As no one was, Mr. Johnson asked if the city had been in touch with the respondent. Officer Busch confirmed that she had been in contact, but the respondent did not confirm attendance to this hearing.

**Public Comments:**

Mr. Angel Tagudin and Mrs. Kathleen Tagudin, who reside at 212 Tyree Ln, Winter Park, FL 32792 stepped to the podium. Officer Porras noted to the Board that they brought a video and photos which she would like to be entered as evidence in the case. Mrs. Tagudin noted that she initiated the complaint on behalf of herself as a tenant and on behalf of her parents, the owners of 212 Tyree Lane (Linda J. Murphy Trust). She noted 212 Tyree Lane had been owned by her family since 1995. She noted the video was 14 minutes long and contained offensive language. There was a small delay in presenting the video due to technical difficulties. During the delay she testified that there were no tenants living at the property. She testified she was hesitant to complain about the condition of 210 Tyree Lane fearing retaliation from Mr. Williams. She also testified the complaint was not personal against Mr. Williams.

The video and photos presented documented various interactions with Mr. Williams, the building materials stored, the collection of rainwater in refuse containers, and insects, raccoons, rats, and stray cats on the property. Ms. Tagudin noted that it appears that raccoons are nesting somewhere on the property. The Tagudin's property owner installed a fence to establish the property line, and block their view. The video also documented Mr. Williams' disruptive behaviors (yelling, cursing, dumping dirty water in the street), as well as refuse containers sitting in the road. She noted that there is no trash pick-up service for the property. She noted her concerns regarding overall safety and water quality in the community.

Mr. Johnson confirmed with Ms. Tagudin that to her knowledge there is no water or electric service at the property. He inquired about the length of time water stayed in the refuse containers; she noted she did not monitor this. The stagnant water was not part of her initial complaint.

Mr. Boyer interjected, questioning the length of time it would take to fill a refuse container with rainwater, and the number of containers.

Mr. Johnson inquired if the Tagudin's were experiencing problems with mosquitoes; Ms. Tagudin testified no, but she was aware of a neighbor on the other side of the property that was.

Next, Mr. Geoff Walker, who resides at 205 Tyree Lane, Winter Park, FL 32792 shared his knowledge that Mr. Williams purchased the property for code violations. He testified the clay pipe in the photos was to replace the original drain field that Mr. Williams dug up. He testified that he witnessed Mr. Williams recently dumping a bucket of urine in the street.

He also testified that reports were made regarding the property about 20 years ago, but that Sylvia Hawkins from Code Enforcement "did not want to go back and forth with the Code Board" and did nothing. He acknowledged that Ms. Hawkins no longer works for the city. He also noted a conversation with a Winter Park Police Officer about 10 years ago that disclosed Mr. Williams had been Baker Acted; he testified the officer told him that if he did not have a gun he should get one.

He also testified that he has seen the racoons, rats, and cats. He confirmed that harassment of the neighbors by Mr. Williams was occurring.

Mr. Johnson interjected that only information about the condition of the property and the wildlife could have bearing on the case being presented.

Mr. Anthony Walker, who formerly resided with Mr. Geoff Walker, offered comments noting that he moved due to the harassment from Mr. Williams. He also testified that Mr. Williams keeps bags of food in the back of his car to feed the racoons and stray cats.

Mr. Boyer confirmed with Mr. Geoff Walker that Mr. Williams is currently living at 209 Tyree Ln., and that he personally witnessed Mr. Williams throwing a bucket of urine in the street. Mr. Anthony Walker testified that Mr. Williams had attempted to throw urine on him in the past.

Ms. Blaney asked Mr. Walker where his property was in relation to 210 Tyree Ln. Mr. Walker testified he lives across the street from 209, and next door to 210 Tyree Ln.

Next, Dr. Carol Mikulka, whose business office has been at 214 Tyree Lane since 2007 shared knowledge and concerns regarding the property. She noted that she no longer

sees patients in the evening because neither she nor they feel safe. She testified that Mr. Williams sits in his driveway and stares at her when she arrives at 7:00 AM. She also testified that Mr. Williams harassed a former employee.

Mr. Johnson reminded everyone that that only information about the condition of the property and the wildlife could have bearing on the case being presented.

Mr. Boyer confirmed that Dr. Mikulka's office is on the same side of the street as Mr. Williams' property; she confirmed yes, it is two doors down from Mr. Williams' property, next door to the Tagudin residence.

Mr. Johnson confirmed with Dr. Mikulka that the video provided by the Tagudin's as accurate; she testified yes. Mr. Johnson asked if Dr. Mikulka had seen the racoons and cats; she testified yes, especially a lot of cats.

Mr. Johnson inquired if there were any children in the neighborhood; Dr. Mikulka stepped down.

Mr. Johnson recalled Ms. Tagudin to the podium, asking about children. Ms. Tagudin testified yes, there were two minor children at the property on the other side of Mr. Williams, approximately 4 and 7 years old. Mr. Johnson asked if she had seen them try to go near Mr. Williams property. Ms. Tagudin testified not personally, and that Mr. Williams has No Trespassing signs.

Dr. Mikulka returned to the podium stating her concern for the hygiene and health of children on the street.

Ms. Tagudin returned to the podium and noted that the code enforcement report included a complaint from the residents of the property where the children live about Mr. Williams dumping dirty water in the street where their kids played.

Mr. Tim Fitsimones, LMHC, whose office is at 2260 Glenwood Dr., Winter Park, FL 32792, at the corner of Glenwood Dr and Tyree Lane, and shares a property line with 209 Tyree Lane, reiterated that there was no power or utilities at 210 Tyree Lane. He testified that Mr. Williams runs an extension cord across the street from his residence to the property

He testified that he had been inside of the house, and that is dilapidated. He testified that Mr. Williams and his helper (not identified) installed a new roof, but did not believe there was a permit issued. He confirmed that he has removed dead possums and a dead cat

from his property (he returned the cat carcass to Mr. Williams). He confirmed the water issues, and that the property does not have a working septic tank, and he speculated that the water being dumped is waste water. The refuse containers in the street make an obstacle course for drivers on the street. Mr. Fitsimones said he had a video where Mr. Williams has been belligerent with him, with city utility employees, and with his landscaper (telling him that he was going to report him to ICE), and with Spectrum crews. Mr. Williams has interrupted Mr. Fitsimones sessions with patients by yelling and making loud noises.

Mr. Johnson again reiterated that Mr. Williams' behavior was not relevant to the case presented.

Mr. Johnson asked if other houses in the neighborhood were on septic; Mr. Fitsimones said yes, that the city has not gotten to this neighborhood yet to install sewer lines.

Ms. Blaney asked if Mr. Fitsimones has seen an uptick in rats or German cockroaches inside his property. He stated yes, that he hired an exterminator to address rat infestations. He stated that Mr. Williams leaves plates of food out for the cats, but they blow around and attract the rats. He also noted that he had Orange County respond to issues with mosquitoes a few years ago.

No further public comments were offered.

#### **Board Discussion:**

Mr. Boyer stated that to him it was obviously clear that while it is horrible what Mr. Williams is doing to his neighbors, this board's purview is about the code violations presented and the respondent is clearly in violation and corrective action needs to be taken on every item cited by the code enforcement officer.

Mr. Johnson read the violations cited by Officer Busch.

Ms. Blaney addressed the open permit, and as such could have a certain amount of building material on site would be allowed, i.e. some of the boards that aren't rotting.

The moldy cardboard, deteriorating wood, the gravel that has grass growing over it and has obviously not been used should be addressed. She mentioned the piles of dirt, and agreed that the hole in the yard needs to be fixed.

Mr. Johnson referred to page 57 of the documents (photo of gravel and mulch overgrown with weeds); Ms. Blaney agreed that the material needs to be removed. Ms. Blaney then referred to page 56 (photo of lumber and plastic containers) noting that the lumber appears to be recently purchased that could be used for a fence.

Mr. Boyer referred to the photo on page 60 was a mess, noting the old wood leaning against the house, and that Mr. Williams was clearly in violation of the code. Ms. Blaney stated that she didn't disagree, but that she could not agree with removing everything if there is a permit for the fence.

Mr. Bond inquired about the date the fence permit was pulled, and that he was correct about it being valid for one year. Building & Permitting Director Gary Hiatt was sworn in as a witness by Board Secretary Susan Pruchnicki. Mr. Hiatt noted the issue date for the permit was August 18, 2023 and is still active. As to the different types of material on the property, staff would be able to determine what is needed for the fence and what's not.

Ms. Blaney then noted that the respondent pulled the permit after the violations were issued.

Mr. Heller asked Mr. Hiatt about standards for the property while under construction. Mr. Hiatt noted that property maintenance is required throughout the project, and that staff would be able to determine what is needed for the fence construction vs. what has just accumulated. Mr. Heller then asked Mr. Hiatt if having seen the presentation if he felt the property was being kept in accordance with the code; Mr. Hiatt replied no.

Mr. Johnson referred back to the cited violations, noting that they did not have much information on the illegal grading of the property.

Mr. Johnson referred to the staff recommended motion. Mr. Bond asked that the maximum fine was \$250 per day; Mr. Boyer confirmed this is correct. Mr. Bond asked the board that if they found the respondent in violation of the code how many days should be provided to remedy the issues. Ten days from the hearing date would be maximum.

Assistant City Attorney Chumley suggested that the recommended motion be amended to include "and properly and lawfully remove nuisance materials" to the second paragraph.

**Motion:**



A motion was made by Wayne Johnson:

**From the evidence presented today, I move to find the Respondent, David W. Williams, Compliance Board Case #PM-23-0159, owner of 210 Tyree Lane, Winter Park, FL 32792 in violation of Chapter 22, Sections 22-176 (adopting the IPMC Code, 2021 edition), 22-177 (amending 2021 IPMC Code), Section 202 Nuisance (1) (2) (3) (10) (11) (14) (15) (18) and 302.1 Sanitation and storage of materials of the International Property Maintenance Code.**

**The respondent is ordered to cease the accumulation of building materials and properly and lawfully remove nuisance materials on the premises in plain view from the public right of way and adjacent neighboring properties. This includes piles of wooden boards in state of decay causing unsanitary and unsightly conditions, piles of dirt across the back yard of the property caused by result of illegal grading operations potentially causing detrimental harm to the public health, safety and welfare of residents and adjacent properties and changing the topography of the lot, accumulation of stagnant water inside the refuse containers in front of the carport of the property creating mosquito breeding conditions within 10 days of this hearing date.**

**Failure to comply with this order will result in fines of \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by December 18, 2023.**

Motion seconded by Steve Heller.

**Roll Call Vote:**

Doug Bond: In favor  
Steve Heller: In favor  
Wayne Johnson: In favor  
Todd Boyer: In favor  
Melissa Blaney: In favor

Motion passed with a 5-0 vote.

**b. New Case PM-23-0166 209 Tyree Lane, Winter Park, FL 32792**

**VIOLATIONS:** The Property, a residential dwelling, has an accumulation of building materials such as pavers, buckets full of water, tarp and clothing items located and/or stored in plain view along the driveway area the property creating unsanitary and unsightly conditions for neighboring properties which is a violation of the City Code.

**CODES CITED:** Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.

Safety & Code Compliance Officer Christina Bush introduced herself and identified the property owner as David Williams of 209 Tyree Ln., Winter Park, FL 32792 as verified by the OCPA. A Notice of Hearing was provided via certified mail on November 6, 2023. The property was posted on November 28, 2023.

Officer Busch proceeded with the presentation of photos of pavers, buckets full of water, tarps, clothing, plants, an old tire, and gardening chemicals stored in the driveway taken during her multiple inspections of the property.

Ms. Blaney posed a question regarding the Zoning for this property. Officer Porras responded to Ms. Blaney that no zoning codes were cited, only nuisance violations that were reported. Mr. Hiatt offered that it is a little out of his expertise, but if the property was being used as a residence prior to it would be allowed to continue in that non-conforming use until a later date. If it ceases to happen then the new zoning would kick in. Just because the zoning changed it does not take away the opportunity for him to be a residential occupied house. The zoning change could have happened prior to the area becoming part of the city

Assistant City Attorney Giffin Chumley interjected, as a due process issue, the city has cited the property with citations as noticed; to add anything during the hearing would be a violation of due process rights.

Mr. Johnson recognized the letter dated November 1, 2023 and photos provided by the respondent to Safety & Code Compliance regarding the property. He then inquired if Safety & Code Compliance had been in contact with the respondent. Officer Busch confirmed that multiple attempts had been made to contact him, he did not answer his phone.

Officer Porras stated that she met with the respondent on his property on November 17<sup>th</sup>. She was there for almost an hour and a half discussing ways to reach voluntary compliance prior to the board meeting.

Mr. Boyer inquired if there were pictures of the back yard of the property; Officer Busch stated no, just what is in plain view.

Mr. Johnson inquired if there was anyone who wished to speak on behalf of the respondent; there was no one.

**Public Comments:**

Mr. Geoff Walker, who resides at 205 Tyree Lane, Winter Park, FL 32792 testified that he complained about 20 years ago about the septic tank. There was a tenant living at this property who refused to pay rent due to the septic tank issue. Mr. Williams moved into the house when the tenant moved out. Mr. Walker contacted Sylvia Hawkins with Code Compliance about the septic, but she didn't want to do anything because Mr. Williams had a complaint against Mr. Walker with the Code Board.

Mr. Walker stated that Mr. Williams dug up the septic tank in the back yard, but did not replace the pump. Instead, he built two unpermitted fences, and then put a garden on top of it. He basically did the same thing that he is doing at 210 Tyree Lane.

Mr. Johnson confirmed with Mr. Walker that Mr. Williams is basically doing what Mr. Walker testified to in the earlier case. Mr. Walker confirmed that there is no working septic tank on either property, and that he uses buckets to accumulate water.

Mr. Walker mentioned the condition of another property owned by the respondent. Mr. Johnson stated that the property would be a separate case and not relevant.

Mr. Tim Fitsimones questioned the relevance of other issues with the property,

Mr. Angel Tagudin, who resides at 212 Tyree Ln, Winter Park, FL 32792. He spoke regarding the potted plants shown in the photographs. Mr. Williams is using the plants and trees on the property to "hide" the materials he is storing. He stated that he has seen the buckets and refuse containers being moved behind the plants, but being moved back out.

Mr. Johnson asked Officer Porras if the officer went on to a person's property, or only addressed what was visual from the street. She responded that he will not welcome anyone on to his property. She noted that from the first case the photos of the back yard were taken from a neighboring property, and that Mr. Williams has never let any city official into his back yard. We have only cited what is in plain view and what can be seen from neighboring properties.

Mr. Johnson made this inquiry based on statements that Mr. Williams moves things in to his back yard, and wanted to know what documentation must be provided as proof that Mr. Williams has removed the items he is being ordered to remove.

Officer Porras stated that the officer will have to try and gain access from the neighbors located at the rear of the property to see if we can see anything from that property.

Assistant City Attorney Chumley noted that if the city cites a violation and issues an order, it is incumbent upon the violator to contact code enforcement when the violation has been remedied, and the officer must confirm it. If it cannot be confirmed, then the violation continues.

Mr. Heller noted that it was mentioned the property was annexed from Orange County. How inquired how recent that was. Officer Porras responded that she did not have an exact date, but it's been close to 20 years. Mr. Boyer noted that he was pretty sure it was annexed in 1999. Mr. Heller then stated that his question was irrelevant to the case. Officer Porras stated that Mr. Williams mentioned this during her meeting with him.

**Board Discussion:**

There was no further discussion.

Mr. Johnson noted the staff recommended motion was on page 76. Assistant City Attorney Chumley again suggested that the recommended motion be amended to include "and properly and lawfully remove" to the second paragraph.

Ms. Blaney suggested also adding "such as, but not limited to" (in reference to the items cited); Assistant City Attorney Chumley stated that would be a welcome addition too.

**Motion:**

A motion was made by Todd Boyer:

**From the evidence presented today, I move to find the Respondent, David W. Williams, Compliance Board Case #PM-23-0166, owner of 209 Tyree Lane, Winter Park, FL 32792 in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), and 302.1 Sanitation and Storage of Materials of the International Property Maintenance Code.**

**The respondents are ordered to cease the accumulation of and properly and lawfully remove building materials such as but not limited to pavers, buckets full of water, tarp and clothing items located and or stored in plain view along the driveway area the property within 10 days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by December 18, 2023.**

Ms. Blaney questioned the words "along the driveway area", that they should be "from the property". Mr. Bond stated that this change could open a can of worms, that the motion should remain as written.

Assistant City Attorney Chumley again noted that if the city cites a violation and issues an order, it is incumbent upon the violator to contact code enforcement when the violation has been remedied, and the officer must confirm it. If it cannot be confirmed, then the violation continues.

If the officer cannot see the items in plain view, and requests to see the back yard but the respondent refuses this request, there is a question as to compliance.

The officer may request permission from a neighbor to view his property from theirs to confirm that the order has been complied with.

Ms. Blaney noted that if there was a bucket of water in the back yard it is still a health and safety issue. Mr. Boyer noted that this would need to be addressed by the Health Department.

Assistant City Attorney Chumley noted there could be cross jurisdiction in that case but his experience is that the Health Department doesn't swiftly respond. He noted that you also have nuisance conditions which is one remedy, why we are here today at Code Board to get fines assessed. The other possibility is to, outside of code board, have the city seek an injunction against the property to have him remove it, which would be like a court order at which point it's not here but outside an using the Circuit Court in Orange County. This would allow the Sheriff to go out, depending on the nature of the injunction and enforce the order.

Mr. Johnson stated he is satisfied with the order as read, and if the respondent does not comply the case will come before the board again. He inquired if there were any other amendments to the motion; there were none.

The motion was seconded by Melissa Blaney.

Roll call vote:

|              |          |
|--------------|----------|
| Mr. Bond:    | In favor |
| Mr. Boyer:   | In favor |
| Mr. Heller:  | In favor |
| Mr. Johnson: | In favor |
| Ms. Blaney:  | In favor |

Motion carried with a 5-0 vote.

## **6) Non-Action Items**

There were no non-action items

## **7) Staff Updates**

Safety & Code Compliance Division Manager Susanne Porras provided an update on the 6 Isle of Sicily cases heard in September.

- a. Case LDC-23-0316 (Urban Forestry). Currently fines in the amount of \$582,225.00 have been incurred. An order has been filed with Orange County Comptroller's office.
- b. Case LDC-23-0321 (Lake Division). Currently fines in the amount of \$310,125.00 have been incurred. An order has been filed with Orange County Comptroller's office.

Assistant City Attorney Chumley informed the board that as of November 2, 2023 the Florida Department of Environmental Protection issued a letter to the property owner citing them for improper fill and action required to remedy that under Florida Statutes, and noting that if they had not done it within seven days of receipt they wanted to hear from the property owner within that time. He was not aware of any further contact between the parties, that they are on it as well from their angle.

Mr. Johnson inquired if the respondent appealed the orders that were entered. Assistant City Attorney Chumley stated he did not believe so; Officer Porras stated that the city never received anything. Assistant City Attorney Chumley stated he received a call from an attorney that the respondent had contacted inquiring about the case, and believed that they considered it, but it does not look like anything was actually filed that anyone is aware of at this time.

Mr. Mandelkern inquired if a lien was filed on this case as well. Mr. Johnson confirmed with Assistant City Attorney Chumley that that case was heard in September, and that it was well past 30 days. Officer Porras confirmed that the order was filed.

Officer Porras stated that she performed a reinspection with Josh Nye, Urban Forestry Manager, and there are photos showing that the property is still not in compliance.

## **8) Board Attorney**

Assistant City Attorney Chumley noted that the Florida Federation of Garden Club's appeal was decided.

**9) Upcoming Agenda Items**

- a. 221 Holt Avenue #5, Winter Park, FL 32789 (short term rental)  
Notice of Hearing was issued
- b. 301 South Capen Avenue, Winter Park, FL 32789 (Fencing)  
Notice of Hearing was issued
- c. 511 Granada Avenue, Winter Park, FL 32789 (Property Maintenance)

As a final Item, Mr. Johnson welcomed Ms. Blaney to the Board.

**10) Adjournment**

Mr. Bond made a motion to adjourn the meeting at 5:06 p.m.; seconded by Mr. Johnson.

Minutes approved by the Board on January 4, 2024.

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/s/ Susan Pruchnicki, Board Secretary





## Code Compliance Board

# agenda item

**item type**

Public Hearings (Public participation and comment on these matters must be in person.)

**meeting date**

January 4, 2024

**prepared by**

Susan Pruchnicki, Coordinator

**approved by**

Susanne Porras, Code Compliance Manager

**subject**

CCB# LDC-23-0300 221 HOLT AVE., UNIT 5, WINTER PARK, FL 32789 (SHORT TERM RENTAL)

**motion | recommendation****background**

Violation: The property, a residential dwelling, is currently being rented, used, occupied, on a short-term rental website for less than one month, which is a violation of the city code.

Codes Cited: Chapter 58, Section 58-71(aa) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

**strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. CCB# LDC-23-0300 221 Holt Ave

**FACT SHEET**

January 4, 2024.

**Case No: LDC-23-0300**

**Respondents:**

Jacobs, Gene T.  
Jacobs, Alexis Marie  
400 Minnehaha Rd.  
Maitland, FL 32751-4561

1. Address where violation exists: **221 Holt Avenue Apartment 5, Winter Park, FL 32789**
2. Parcel I.D. No.: **07-22-30-8890-01-050**
3. Property Zone: **R-3**
4. Inspection(s): **05/18/2023, 06/22/2023, 08/16/2023, 08/22/2023, 09/01/2023, 11/09/2023, 12/18/2023, 12/26/2023.**
5. Notice of Violation, Notice of Hearing, Amended Notice of Hearing, and Second Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

I HEREBY CERTIFY all photographs are a true and accurate representation of said violation as cited.

**Evidence**

Notice of Hearing (Proof of Service)  
Photographs  
Airbnb Listing Documents  
Case History Report  
PowerPoint Work Sheet  
Codes Cited  
Proof of Ownership

|                                                                                                                                                                                                                       |                                                                                                             |                                                                                                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VIOLATION DESCRIPTION:</b><br><b>The Property, a residential dwelling, is currently being rented, used, occupied on a short-term rental website for less than one month which is a violation of the City Code.</b> | <b>CORRECTIVE ACTION REQUIRED:</b><br><b>Cease renting the dwelling for periods of less than one month.</b> | <b>CODES CITED:</b><br><b>Chapter 58, Section 58-71 (aa)</b><br><b>Short-term rental of residential dwellings of the City of Winter Park Land Development Code.</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|

If you own and occupy property as your primary residence as of January 1, 2024, you may qualify for an exemption. The deadline to file a 2024 exemption application is March 1, 2024.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 12/18/2023 System Refresh Date: 12/17/2023

**221 Holt Ave Apt 5 07-22-30-8890-01-050**

**Name(s):**

Jacobs Gene T  
Jacobs Alexis Marie

**Physical Street Address:**

221 Holt Ave Apt 5

**Property Use:**

0400 - Condo-residential

**Mailing Address On File:**

400 Minnehaha Rd  
Maitland, FL 32751-4561

**Postal City and Zip:**

Winter Park, FL 32789

**Municipality:**

Winter Park



302207889001050 04/06/2006

[Incorrect Mailing Address?](#)

[Upload Photos](#)

**Property Name:**

Villa Vienda

[View 2023 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

**Historical Value and Tax Benefits**

| Tax Year Values          | Land     | Building(s) | Feature(s) | Market Value | %     | Assessed Value | %     |
|--------------------------|----------|-------------|------------|--------------|-------|----------------|-------|
| 2023 <a href="#">MKT</a> | \$50,080 | \$200,320   | \$0        | \$250,400    | 10.0% | \$250,360      | 10.0% |
| 2022 <a href="#">MKT</a> | \$45,520 | \$182,080   | \$0        | \$227,600    | N/A   | \$227,600      | N/A   |
| 2021 <a href="#">MKT</a> | \$45,520 | \$182,080   | \$0        | \$227,600    | N/A   | \$227,600      | N/A   |
| 2020 <a href="#">MKT</a> | \$45,520 | \$182,080   | \$0        | \$227,600    | N/A   | \$227,600      | N/A   |

| Tax Year Benefits | Original Homestead | Additional Hx | Other Exemptions | SOH CAP | Tax Savings |
|-------------------|--------------------|---------------|------------------|---------|-------------|
|-------------------|--------------------|---------------|------------------|---------|-------------|

**2023 Taxable Value and Certified Taxes**

**Tax Year**

|      |      |      |      |
|------|------|------|------|
| 2023 | 2022 | 2021 | 2020 |
|------|------|------|------|

| Taxing Authority                     | Assd Value | Exemption | Tax Value | Millage Rate | %      | Taxes      | Tax Breakdown |
|--------------------------------------|------------|-----------|-----------|--------------|--------|------------|---------------|
| Public Schools: By State Law (Rle)   | \$250,400  | \$0       | \$250,400 | 3.1730       | -1.3%  | \$794.52   | 21%           |
| Public Schools: By Local Board       | \$250,400  | \$0       | \$250,400 | 3.2480       | 0.0%   | \$813.30   | 21%           |
| General County                       | \$250,360  | \$0       | \$250,360 | 4.4347       | 0.0%   | \$1,110.27 | 29%           |
| City Of Winter Park                  | \$250,360  | \$0       | \$250,360 | 4.0923       | 0.0%   | \$1,024.55 | 27%           |
| City Of Winter Park Debt 2017 & 2020 | \$250,360  | \$0       | \$250,360 | 0.2379       | -10.1% | \$59.56    | 2%            |
| St Johns Water Management District   | \$250,360  | \$0       | \$250,360 | 0.1793       | -9.2%  | \$44.89    | 1%            |
| <b>Totals</b>                        |            |           |           | 15.3652      |        | \$3,847.09 |               |

**Non-Ad Valorem Assessments**

**2023 Non-Ad Valorem Assessments**

| Levying Authority      | Assessment Description                   | Units | Rates | Assessment |
|------------------------|------------------------------------------|-------|-------|------------|
| CITY OF WINTER PARK    | COLLEGE QUARTER - COLQTR - (407)599-3362 | 6.56  | 1.00  | \$6.56     |
| WINTER PARK STORMWATER | WINTER PARK STM - STMWTR - (407)599-3220 | 89.28 | 1.00  | \$89.28    |
|                        |                                          |       |       | \$95.84    |

**2023 Gross Tax Total: \$3,942.93**

**2023 Tax Savings Tax Savings**

Your taxes without exemptions would be: \$3,847.45

Your ad-valorem tax with exemptions is: - \$3,847.09

**Providing You A Savings Of: = \$0.36**

 Shopping Cart (0)

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understanding and acceptance of this statement by the user. This Site Should not be relied upon for a title search.

Property Appraiser Details

|                         |                                                                                     |
|-------------------------|-------------------------------------------------------------------------------------|
| Parcel/Tangible Number: | 07-22-30-8890-01050                                                                 |
| Date:                   | <u>12/18/2023</u>                                                                   |
| Tax Year:               | 2023                                                                                |
| Total Assesed Value:    | \$250,360.00                                                                        |
| Taxable Value:          | \$250,360.00                                                                        |
| Gross Tax Amount:       | \$3,942.93                                                                          |
| Millage Code:           | 6 WP                                                                                |
| Comments:               |                                                                                     |
| Owner & Address:        | JACOBS GENE T<br>JACOBS ALEXIS MARIE<br>400 MINNEHAHA RD<br>MAITLAND, FL 32751-4561 |
| Legal Description:      | VILLA VIENDA CONDO CB 5/88 UNIT 5 BLDG 1                                            |
| Location Address:       | 221 HOLT AVE WINTER PARK 32789                                                      |

**Note: The "Certified Owner" is the owner of record on the Tax Roll. To see the certified owner, select the "Taxbill for Certified Owner" from the Taxbill dropdown.**

Current Taxes and Unpaid Delinquent Warrants:

|      |                   |            |                   |             |
|------|-------------------|------------|-------------------|-------------|
| Year | Owner Information | Amount Due | View Bill/Receipt | Add to Cart |
|------|-------------------|------------|-------------------|-------------|

|      |                                         |                                           |                                                                                               |
|------|-----------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------|
| 2023 | JACOBS GENE T<br>JACOBS ALEXIS<br>MARIE | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2022 | JACOBS GENE T<br>JACOBS ALEXIS<br>MARIE | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2021 | JACOBS GENE T<br>JACOBS ALEXIS<br>MARIE | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2020 | JACOBS GENE T<br>JACOBS ALEXIS<br>MARIE | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2019 | JACOBS GENE T<br>JACOBS ALEXIS<br>MARIE | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2018 | JACOBS GENE T<br>JACOBS ALEXIS<br>MARIE | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2017 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2016 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾   |
| 2014 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |
| 2013 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |
| 2012 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |
| 2011 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |
| 2010 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |
| 2009 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |
| 2008 | JACOBS GENE T<br>JACOBS SUSAN<br>H      | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |
| 2007 | JACOBS GENE T                           | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▾ |

2006

WILSON

\* PAID (View

 Taxbill ▾**Unpaid Real Estate Certificates:**

| Year    | Current<br>Payoff | If Paid By | Current<br>Payoff | If Paid By | Add to Cart |
|---------|-------------------|------------|-------------------|------------|-------------|
| No data |                   |            |                   |            |             |

**\* UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS  
CHECK, MONEY ORDER, OR CERTIFIED FUNDS AND ARE DUE BY  
THE LAST BUSINESS DAY OF THE MONTH.**

[Search Again](#)[Print](#)

10-  
731.50  
741.50

DOC# 20180156031  
03/19/2018 11:02:06 AM Page 1 of 1  
Rec Fee: \$10.00  
Deed Doc Tax: \$731.50  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
PU - Ret To: ARNOLD MATHENY AND EAGAN

Prepared by and return to:  
LEHN E. ABRAMS  
ARNOLD, MATHENY & EAGAN, P.A.  
605 E. Robinson Street Suite 730  
Orlando, FL 32801  
407-841-1550  
File Number: 06001567  
Will Call No.:



[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 15<sup>th</sup> day of March, 2018 between GENE T. JACOBS and SUSAN H. JACOBS, husband and wife, whose post office address is 400 Minnehaha Road, Maitland, FL 32751, grantor, and GENE T. JACOBS and ALEXIS MARIE JACOBS, as Joint Tenants with Right of Survivorship, whose post office address is 400 Minnehaha Road, Maitland, FL 32751, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida to-wit:

Unit No. 5, VILLA VIENDA, a condominium according to the Declaration of Condominium recorded in OR Book 3130, at Pages 1533 through 1582, of the Public Records of Orange County, Florida, and all exhibits and amendments thereof as found in Condominium Plat Book 5, Pages 88 and 89 of the Public Records of Orange County, Florida; together with an undivided interest in and to the common elements and common surplus as described in said Declaration appurtenant thereto, all in accordance with and subject, however, to all of the provisions of the said Condominium.

Parcel Identification Number: 07-22-309-8890-01050

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Allison D Hollingsworth (Seal)  
Witness Name: Allison D Hollingsworth  
Susan H Jacobs (Seal)  
Witness Name: Susan H Jacobs  
GENE T. JACOBS  
SUSAN H. JACOBS

State of Florida  
County of Orange

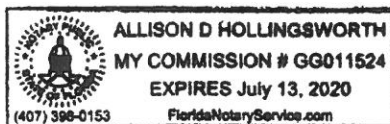
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 2018 by GENE T. JACOB and SUSAN H. JACOBS, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

Allison D Hollingsworth  
Notary Public

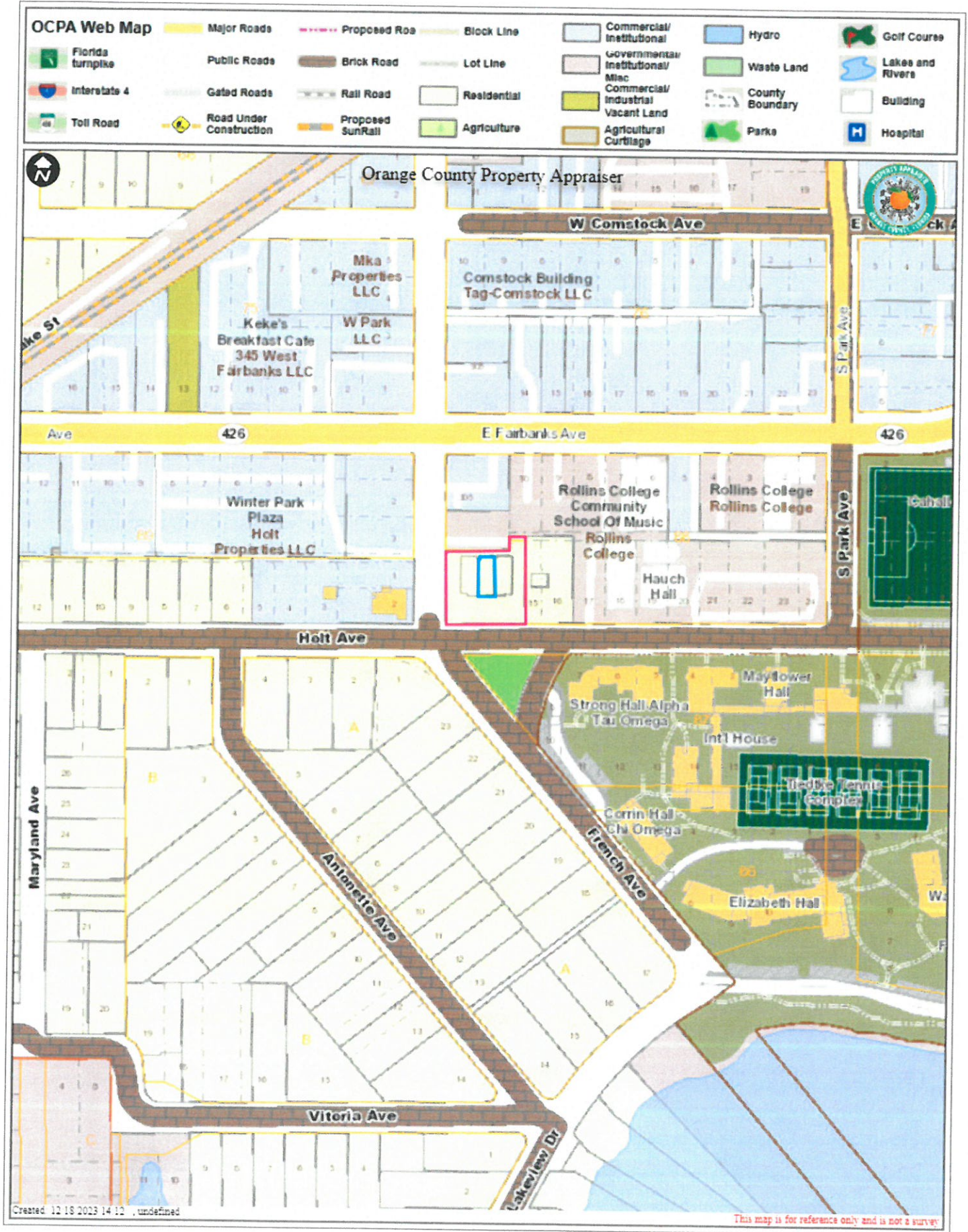
Printed Name: Allison D Hollingsworth

My Commission Expires: July 13, 2020



DoubleTime®







*If the board is in agreement with the evidence submitted and determines that and order should be issued:*

**-Staff Recommended Motion –**

From the evidence presented today, I move to find the Respondents, Gene T. Jacobs and Alexis Marie Jacobs, Compliance Board Case #LDC-23-0300, owners of 221 Holt Avenue Apartment 5, Winter Park, FL 32789 in violation of Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

The respondents are ordered to cease renting the dwelling for periods of less than one month within \_\_\_\_\_ days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day or (whatever the amount the board determines) \_\_\_\_\_ for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by \_\_\_\_\_.

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **LDC-23-0300**

City of Winter Park  
Petitioner,

vs.

JACOBS, GENE T.  
JACOBS, ALEXIS MARIE  
400 MINNEHAHA RD.  
MAITLAND, FL 32751-4561  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

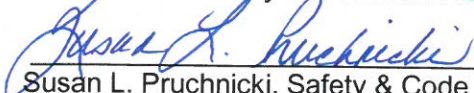
STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Susan Pruchnicki, Safety & Code Compliance Coordinator for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Second Amended Notice of Hearing at City Hall for the property located at 221 HOLT AVE. APT. 5 on this 18<sup>th</sup> day of December 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 18<sup>th</sup> day of December 2023



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December 2023, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



Christina Leann Busch, Notary Public  
My Commission Expires October 9, 2026  
Commission #HH319908



CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **LDC-23-0300**

City of Winter Park  
Petitioner,

vs.

JACOBS, GENE T.  
JACOBS, ALEXIS MARIE  
400 MINNEHAHA RD.  
MAITLAND, FL 32751-4561  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

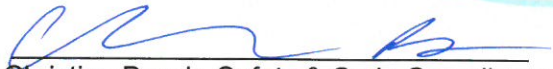
STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Second Amended Notice of Hearing for the property located at 221 HOLT AVE. APT. 5 on this 18<sup>th</sup> day of December 2023.
3. That the attached picture document is proof of the posting.

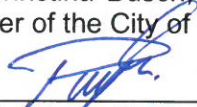
FURTHER AFFIANT SAYETH NOT

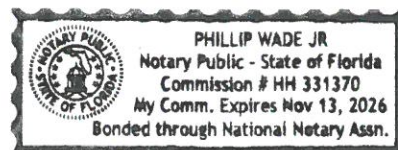
DATED this 18<sup>th</sup> day of December 2023

  
Christina Busch, Safety & Code Compliance Officer

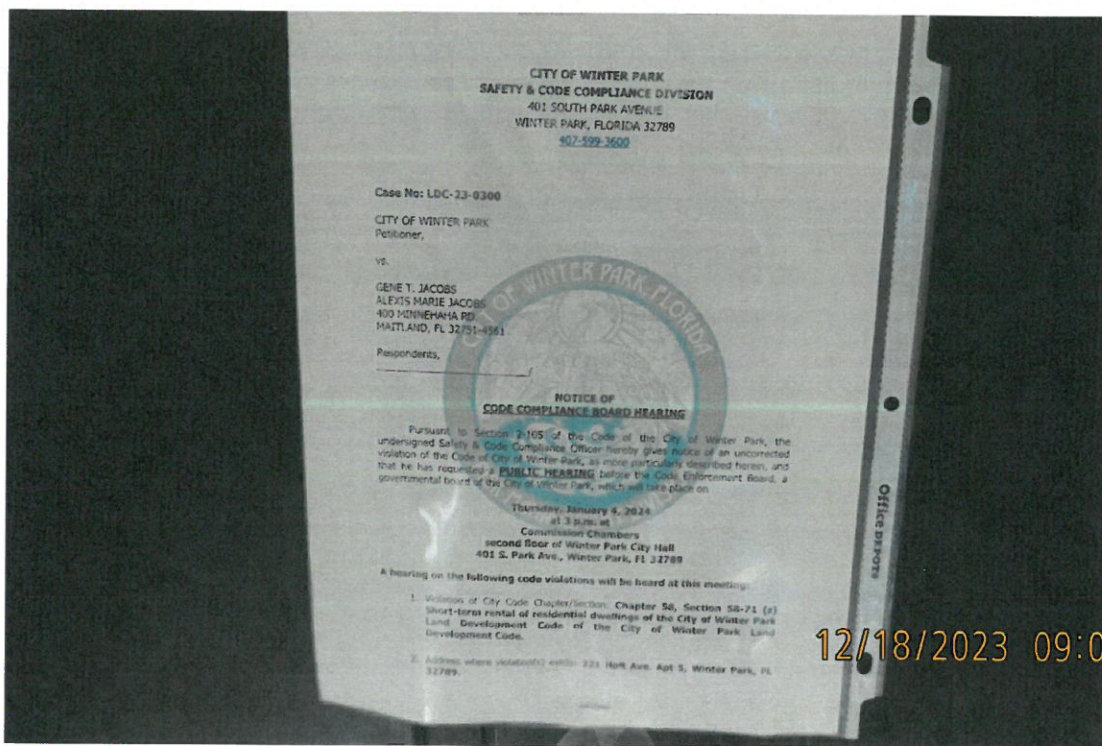
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December 2023, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

  
Phillip Wade JR, Notary Public  
My Commission Expires Nov 13, 2026  
Commission #HH331370







Tracking Number:

Remove X

9171969009350314390603

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 9:31 am on December 11, 2023 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

MAITLAND, FL 32751

December 11, 2023, 9:31 am

See All Tracking History

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers



**CITY OF WINTER PARK**  
**SAFETY & CODE COMPLIANCE DIVISION**  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
[407-599-3600](tel:407-599-3600)

**Case No: LDC-23-0300**

CITY OF WINTER PARK  
Petitioner,

vs.

GENE T. JACOBS  
ALEXIS MARIE JACOBS  
400 MINNEHAHA RD.  
MAITLAND, FL 32751-4561

Respondents,  
\_\_\_\_\_

**NOTICE OF  
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected violation of the Code of City of Winter Park, as more particularly described herein, and that he has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

**Thursday, January 4, 2024**  
**at 3 p.m. at**  
**Commission Chambers**  
**second floor of Winter Park City Hall**  
**401 S. Park Ave., Winter Park, FL 32789**

**A hearing on the following code violations will be heard at this meeting:**

1. Violation of City Code Chapter/Section: **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code of the City of Winter Park Land Development Code.**
2. Address where violation(s) exists: **221 Holt Ave. Apt 5, Winter Park, FL 32789.**

3. Parcel I.D. No.: **07-22-30-8890-01-050**
4. Property Zone: **R-3**
5. Legal Description: **VILLA VIENDA CONDO CB 5/88 UNIT 5 BLDG 1**
6. Names and address of owner/person in charge of location where violation exists: **Gene T. Jacobs, Alexis Marie Jacobs – 400 Minnehaha Rd., Maitland, FL 32751-4561.**
7. Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON SHORT TERM RENTAL WEBSITES FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE**
8. Compliance Requirements: **CEASE RENTING THE DWELLING FOR PERIODS OF LESS THAN ONE MONTH.**

Compliance Date to avoid hearing: **December 21, 2023.**

**Unless Respondent(s) corrects the violation described herein by the date set forth above** and contacts the undersigned Code Inspector to verify compliance with City Code/Section cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **January 4, 2024, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2<sup>nd</sup> Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in the Final Order. If you have been found to be a repeat violator by the Board, the fine up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

If you feel that you have come into compliance with the terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**



AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code Compliance Board decides to appeal a decision of such board, a verbatim record of the proceedings may be required, or may be desirable. It is the sole responsibility of each party to the proceedings to ensure that a record is made that includes the testimony and evidence upon which an appeal may be taken.

**NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU.** If you do not attend this hearing, the Code Compliance Board will consider the case even though you are not present, and may assess fines, place liens, or take other actions which will affect your rights. If you feel that you have come into compliance with the terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

**Dated this: 9<sup>th</sup> day of November 2023**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **GENE T. JACOBS AND ALEXIS MARIE JACOBS – 400 MINNEHAHA RD., MAITLAND, FL 32751-4561**

**Certified Mail: 9171 9690 0935 0314 3906 03**

  
**Christina Busch**

Code Compliance Officer

**Please contact our office at 407-599-3600 if you have any questions.**

#### **CODES CITED**

**58-71 (z) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.**



CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: LDC-23-0300

City of Winter Park  
Petitioner,

vs.

JACOBS, GENE T.  
JACOBS, ALEXIS MARIE  
400 MINNEHAHA RD.  
MAITLAND, FL 32751-4561  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Notice of Violation for the property located at 221 Holt Ave. Apt. 5 on this 22<sup>nd</sup> day of August 2023.
3. That the attached picture document is proof of the posting.

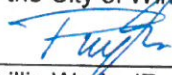
FURTHER AFFIANT SAYETH NOT

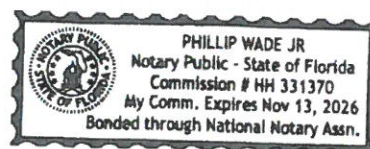
DATED this 22<sup>nd</sup> day of August 2023

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of August 2023, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

  
Phillip Wade JR, Notary Public  
My Commission Expires Nov 13, 2026  
Commission #HH331370





**OFFICIAL NOTICE OF VIOLATION**

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789

DATE: June 22, 2023  
CASE # LDC-23-0300  
CERTIFIED TRACKING NUMBER: 9171 9690 0935 0308 1436 28

You are hereby notified that the below listed property has been inspected and found to be in violation of Chapter 58, Section 58-71 (2) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.

**SHORT TERM RENTALS**

On **May 18, 2023** a Violation(s) was observed on your property. The violation(s) must be corrected by **July 8, 2023**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$750 per day, per violation.

Property Zoned: R-3

Parcel ID#: 07-22-30-0890-01-050

Violation: 221 HOLT AVE. APT. 5

Location/Address: WINTER PARK, FL 32789

Property Owner/Tenant: JACOBS, GENE T. AND

JACOBS, ALEXIS MARIE

Mailing Address: 400 MINNEHAHA RD.

City/ State/ Zip: MAITLAND, FL 32751-4561

Description of Violation: RESIDENTIAL DWELLING IS CURRENTLY BEING RENTED OR UTILIZED ON A SHORT TERM RENTAL WEBSITE FOR LESS THAN ONE MONTH WHICH IS A VIOLATION OF THE CITY CODE (SEE ATTACHED CODE BELOW).

Corrective action to be taken: CEASE RENTING OF DWELLING FOR PERIODS OF LESS THAN ONE MONTH. PLEASE CONTACT CODE COMPLIANCE WITH UP-DATED INTENTIONS.

Officer Name: Christina Busch • 407-599-3367 • [christina@winterpark.org](mailto:christina@winterpark.org)

Office DEPOT®

08/22/2023

# USPS Tracking®

FAQs >

Tracking Number:

Remove X

9171969009350308143628

Copy      Add to Informed Delivery (<https://informedelivery.usps.com/>)

## Latest Update

Your item was picked up at the post office at 4:49 pm on July 10, 2023 in MAITLAND, FL 32751.

Get More Out of USPS Tracking:

USPS Tracking Plus®

## Delivered

Delivered, Individual Picked Up at Post Office

MAITLAND, FL 32751

July 10, 2023, 4:49 pm

See All Tracking History

Feedback

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

**FAQs**



## **OFFICIAL NOTICE OF VIOLATION**

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789

DATE: **June 22, 2023**

CASE # **LDC-23-0300**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0308 1436 28**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 58, Section 58-71 (z) Short-term rental of residential dwellings of the City of Winter Park Land Development Code.**

### **SHORT TERM RENTALS**

On **May 18, 2023** a Violation(s) was observed on your property. The violation(s) must be corrected by **July 8, 2023**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **R-3**  
Parcel ID#: **07-22-30-8890-01-050**  
Violation: **221 HOLT AVE. APT. 5**  
Location/Address: **WINTER PARK, FL 32789**  
Property Owner/ Tenant: **JACOBS, GENE T. AND  
JACOBS, ALEXIS MARIE**  
Mailing Address: **400 MINNEHAHA RD.**  
City/ State/ Zip: **MAITLAND, FL 32751-4561**  
Description of Violation: **RESIDENTIAL DWELLING IS CURRENTLY BEING  
RENTED OR UTILIZED ON A SHORT TERM RENTAL  
WEBSITE FOR LESS THAN ONE MONTH WHICH IS  
A VIOLATION OF THE CITY CODE (SEE ATTACHED  
CODE BELOW).**  
Corrective action to be  
taken: **CEASE RENTING THE DWELLING FOR PERIODS OF  
LESS THAN ONE MONTH. PLEASE CONTACT CODE  
COMPLIANCE WITH UPDATED INTENTIONS.**

Officer Name: **Christina Busch** - 407-599-3382 - [cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)



### ***Appeal Process***

*An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.*

**If you would like to schedule an appointment to discuss this notice or feel that you have come into compliance with the terms of this notice, please contact Safety & Code Compliance at (407) 599-3600.**

### **Violation Detail**

00010 SHORT RENTAL CHAPTER 58-71 GEN PROVISIONS

### **Violation Description:**

CHAPTER 58

*SEC 58-71 - GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS*

(z) SHORT-TERM RENTAL OF RESIDENTIAL DWELLINGS. THE RENTAL, USE OR OCCUPANCY OF ANY RESIDENTIAL DWELLINGS FOR LESS THAN ONE MONTH SHALL BE PROHIBITED.

### **Violation Corrective Action:**

CEASE RENTING THE PROPERTY FOR LESS THAN A MONTH.

# USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350308143635**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

## Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

### Get More Out of USPS Tracking:

**USPS Tracking Plus®**

### Moving Through Network

**In Transit to Next Facility, Arriving Late**

June 17, 2023

### Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

June 13, 2023, 8:03 pm

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)[Text & Email Updates](#)[Return Receipt Electronic](#)[USPS Tracking Plus®](#)



## SAFETY & CODE compliance

401 S. Park Ave. • Winter Park, FL 32789 • 407.599.3600

May 18, 2023

Jacobs Gene T  
Jacobs Alexis Marie  
400 Minnehaha Rd.  
Maitland, FL 32751-4561

**Case #: LDC-23-0300**

**RE: Short Term Rental Operations at 221 Holt Avenue Apt. 5, Winter Park, FL 32789**

Dear Resident,

The City of Winter Park ("City") Code Compliance Division has found that your property may currently be advertised for rental occupancy through an on-line management service (i.e., Airbnb, VRBO, etc.). This correspondence is intended to advise you that existing City ordinances prohibit the offering of residential property for rent or lease for a period of less than one (1) month.

The City's Land Development Code provides, in Chapter 58, Article III, Section 58-71, the following:

**Sec. 58-71. – General provisions for residential zoning districts**

(z) *Short-term rental of residential dwellings.* The rental, use or occupancy of any residential dwelling for **less than one month shall be prohibited.**

The purpose of this regulation is to protect the charm, character and quality of life of our residential neighborhoods. Unfortunately, sometimes renters do not act so neighborly, creating noise disturbances, parking challenges, criminal activity and in some instances even hosting illegal open house parties.

Our City prides itself on providing the best place to live, work and play in Florida. This effort is furthered when its residents, property owners, and the City all work to keep our residential neighborhoods as intended. The City and Code Compliance Division desires to open a dialogue about this issue in hopes that the issue may be resolved without formal code compliance actions.

If you feel you have received this correspondence in error or desire to discuss this matter further, please do not hesitate to contact the City at (407) 599-3600.

Respectfully,

Christina Busch  
Safety and Code Compliance Officer

## CODES CITED

58-71 (z) Short-term rental of residential dwellings. The rental, use or occupancy of any residential dwellings for less than one month shall be prohibited.



## Christina Busch

---

**From:** Andrea Rose Jacobs <Andrea@firstfloridalending.com>  
**Sent:** Thursday, October 19, 2023 10:50 AM  
**To:** Christina Busch  
**Cc:** Ashley Jacobs; Alexis Jacobs; Susanne Porras; Sue Jacobs  
**Subject:** [External] Re: Notice of Violation 221 Holt Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hi Christina,

Thank you we should hopefully have the remaining signatures within the next two weeks. We just meet with Rollins and have theirs but are working on the remaining neighbors as we have not been able to connect with them yet regarding getting their approval and signature. It is my aim to file the conditional use permit and for changing to commercial zoning as soon as I am able to obtain the last needed signatures as I was advised to do before submitting the application. I will apprise you as soon as they all are obtained and the application is officially filed with the city, as I will know at that time exactly how much longer this process will take as I will be given the dates of all meetings and then the hearing date for approval once it's filed.

In addition, I just received a violation letter taped to my front door as I just returned from a meeting for the Park Avenue District and wanted to clarify that I personally live in unit 3. Therefore, unit 3 is only occupied by myself and never rented at any time and wouldn't be in violation, just as my sister, Ashley Jacobs, personally resides with her husband and new born baby in unit 1. Thus, I just want to further clarify that my sister, Ashley Jacobs, and I only rent out short term units 2, 4, and 5.

Thank you for your help!

Please call or text if you have any questions or if I can help in anyway!!!

Sincerely,

**Andrea Rose Jacobs**

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First Florida Lending

[www.firstfloridalending.com](http://www.firstfloridalending.com)

Andrea Rose Jacobs, Esq.

228 Park Avenue N. Suite J

Winter Park, Florida 32789

407-647-1086 Office

407-647-5352 Fax



407-961-3200 Direct / Text  
NMLS# 1185171 - Company NMLS#1251153  
Park Avenue Lending LLC dba  
First Florida Lending

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On Oct 11, 2023, at 2:29 PM, Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)> wrote:

Good afternoon,

Sorry for the delayed response. In order for me to place a hold on the case I will need a written and signed letter with the reasoning and time frame by Jeff Briggs and Vice Mayor Sheila DeCiccio. If you are unable to provide this document then you must change the property's short-term listing to a 28-night minimum until you can obtain the conditional use permit from the property. The code board hearing for this property has been moved back to December 7, 2023. The new compliance date is set to November 22, 2023. If compliance is not met by this date then the case will be going to the code board. If you have any more questions please let me know.

Respectfully,



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

**From:** Sue Jacobs <[sue@firstfloridalending.com](mailto:sue@firstfloridalending.com)>  
**Sent:** Tuesday, October 10, 2023 3:01 PM  
**To:** Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)>  
**Cc:** Andrea Rose Jacobs <[Andrea@firstfloridalending.com](mailto:Andrea@firstfloridalending.com)>; Ashley Jacobs <[Ashley@firstfloridalending.com](mailto:Ashley@firstfloridalending.com)>; Alexis Jacobs <[amjacobs10@gmail.com](mailto:amjacobs10@gmail.com)>  
**Subject:** [External] Notice of Violation 221 Holt Ave

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

*Hello Officer Busch! We have left you a few voicemails regarding our property violation. We wanted to make sure you know we have met with Jeff Briggs and Vice Mayor Sheila DeCiccio – on the conditional use permit (short term rentals) for Villa Vienda. Would you be kind enough to put this notice on hold as we gather the required signatures and go in front of the P & Z board?*

*We hope to have Rollins letter this week and we will keep you posted.  
Thank you again.*

*You may email back or call 407-509-0056 so we know we are all on the same page.  
Thank you so much!*

Sincerely,

*Sue*



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NMLS #1251153

[www.firstfloridalending.com](http://www.firstfloridalending.com)

Susan Hann Jacobs  
Mortgage Specialist

228 Park Avenue North STE J  
Winter Park, Florida 32789

**407-647-1086**

407-647-5352 Fax

407-509-0056 text/cell

NMLS# 233053

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## Christina Busch

---

**From:** Susanne Porras  
**Sent:** Friday, October 13, 2023 10:37 AM  
**To:** Christina Busch  
**Subject:** FW: Notice of Violation 221 Holt Ave

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please see Jeff's email below.

**Susanne R. Porras, COSS**  
Safety & Code Compliance  
Code Compliance Div. Manager  
Phone: 407-599-3283

**NOTE: Florida law prohibits code enforcement officers from investigating potential code violations by way of an anonymous complaint. A person making a code violation complaint must provide their name and address. Providing your phone number and email is optional but recommended so we may contact you if needed**

**Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.**

**From:** Jeffrey Briggs  
**Sent:** Friday, October 13, 2023 10:14 AM  
**To:** Susanne Porras <SPorras@cityofwinterpark.org>  
**Subject:** Re: Notice of Violation 221 Holt Ave

They need to redone, as has been explained to them.  
Jeff

Get [Outlook for iOS](#)

---

**From:** Susanne Porras <SPorras@cityofwinterpark.org>  
**Sent:** Friday, October 13, 2023 9:56:48 AM  
**To:** Jeffrey Briggs <JBriggs@cityofwinterpark.org>  
**Subject:** FW: Notice of Violation 221 Holt Ave

Good morning Jeff,

The below is just FYI since the citizen mentioned your name.

Thank you,

**Susanne R. Porras, COSS**  
Safety & Code Compliance  
Code Compliance Div. Manager



Phone: 407-599-3283

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**From:** Christina Busch

**Sent:** Wednesday, October 11, 2023 2:30 PM

**To:** 'Sue Jacobs' <[sue@firstfloridalending.com](mailto:sue@firstfloridalending.com)>

**Cc:** Andrea Rose Jacobs <[Andrea@firstfloridalending.com](mailto:Andrea@firstfloridalending.com)>; Ashley Jacobs <[Ashley@firstfloridalending.com](mailto:Ashley@firstfloridalending.com)>; Alexis Jacobs <[amjacobs10@gmail.com](mailto:amjacobs10@gmail.com)>; Susanne Porras <[SPorras@cityofwinterpark.org](mailto:SPorras@cityofwinterpark.org)>

**Subject:** RE: Notice of Violation 221 Holt Ave

**Importance:** High

Good afternoon,

Sorry for the delayed response. In order for me to place a hold on the case I will need a written and signed letter with the reasoning and time frame by Jeff Briggs and Vice Mayor Sheila DeCiccio. If you are unable to provide this document then you must change the property's short-term listing to a 28-night minimum until you can obtain the conditional use permit from the property. The code board hearing for this property has been moved back to December 7, 2023. The new compliance date is set to November 22, 2023. If compliance is not met by this date then the case will be going to the code board. If you have any more questions please let me know.

Respectfully,



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**From:** Sue Jacobs <[sue@firstfloridalending.com](mailto:sue@firstfloridalending.com)>

**Sent:** Tuesday, October 10, 2023 3:01 PM

**To:** Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)>

**Cc:** Andrea Rose Jacobs <[Andrea@firstfloridalending.com](mailto:Andrea@firstfloridalending.com)>; Ashley Jacobs <[Ashley@firstfloridalending.com](mailto:Ashley@firstfloridalending.com)>; Alexis Jacobs <[amjacobs10@gmail.com](mailto:amjacobs10@gmail.com)>

**Subject:** [External] Notice of Violation 221 Holt Ave

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*Hello Officer Busch! We have left you a few voicemails regarding our property violation. We wanted to make sure you know we have met with Jeff Briggs and Vice Mayor Sheila DeCiccio – on the conditional use permit (short term rentals) for Villa Vienda. Would you be kind enough to put this notice on hold as we gather the required signatures and go in front of the P & Z board?*

*We hope to have Rollins letter this week and we will keep you posted.*

*Thank you again.*

*You may email back or call 407-509-0056 so we know we are all on the same page.*

*Thank you so much!*

Sincerely,

*Sue*



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NMLS #1251153

[www.firstfloridalending.com](http://www.firstfloridalending.com)

Susan Hann Jacobs  
Mortgage Specialist

228 Park Avenue North STE J  
Winter Park, Florida 32789

**407-647-1086**

407-647-5352 Fax

407-509-0056 text/cell

NMLS# 233053

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## Christina Busch

---

**From:** Christina Busch  
**Sent:** Wednesday, October 11, 2023 2:30 PM  
**To:** 'Sue Jacobs'  
**Cc:** Andrea Rose Jacobs; Ashley Jacobs; Alexis Jacobs; Susanne Porras  
**Subject:** RE: Notice of Violation 221 Holt Ave

**Importance:** High

| Tracking: | Recipient          | Delivery                      |
|-----------|--------------------|-------------------------------|
|           | 'Sue Jacobs'       |                               |
|           | Andrea Rose Jacobs |                               |
|           | Ashley Jacobs      |                               |
|           | Alexis Jacobs      |                               |
|           | Susanne Porras     | Delivered: 10/11/2023 2:30 PM |

Good afternoon,

Sorry for the delayed response. In order for me to place a hold on the case I will need a written and signed letter with the reasoning and time frame by Jeff Briggs and Vice Mayor Sheila DeCiccio. If you are unable to provide this document then you must change the property's short-term listing to a 28-night minimum until you can obtain the conditional use permit from the property. The code board hearing for this property has been moved back to December 7, 2023. The new compliance date is set to November 22, 2023. If compliance is not met by this date then the case will be going to the code board. If you have any more questions please let me know.

Respectfully,



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**From:** Sue Jacobs <sue@firstfloridalending.com>  
**Sent:** Tuesday, October 10, 2023 3:01 PM  
**To:** Christina Busch <cbusch@cityofwinterpark.org>  
**Cc:** Andrea Rose Jacobs <Andrea@firstfloridalending.com>; Ashley Jacobs <Ashley@firstfloridalending.com>; Alexis Jacobs <amjacobs10@gmail.com>  
**Subject:** [External] Notice of Violation 221 Holt Ave

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*Hello Officer Busch! We have left you a few voicemails regarding our property violation. We wanted to make sure you know we have met with Jeff Briggs and Vice Mayor Sheila DeCiccio – on the conditional use permit (short term rentals) for Villa Vienda. Would you be kind enough to put this notice on hold as we gather the required signatures and go in front of the P & Z board?  
We hope to have Rollins letter this week and we will keep you posted.  
Thank you again.*

*You may email back or call 407-509-0056 so we know we are all on the same page.  
Thank you so much!*

Sincerely,

*Sue*



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NMLS #1251153

[www.firstfloridalending.com](http://www.firstfloridalending.com)

Susan Hann Jacobs  
Mortgage Specialist

228 Park Avenue North STE J  
Winter Park, Florida 32789  
**407-647-1086**  
407-647-5352 Fax  
407-509-0056 text/cell  
NMLS# 233053

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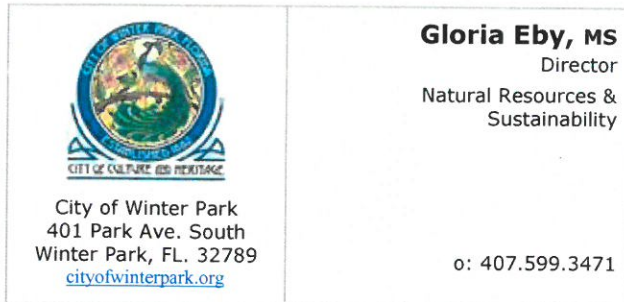


## Susanne Porras

---

**From:** Gloria Eby  
**Sent:** Monday, December 18, 2023 1:49 PM  
**To:** Gary Hiatt; Shannon Monahan; Tim Volkerson; Ashley Ong; Susanne Porras; Donald Marcotte  
**Subject:** FW: Orange County Request Submission - 210 Tyree Ln.

FYI-



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

**From:** Overfield, David <David.Overfield@flhealth.gov>  
**Sent:** Monday, December 18, 2023 12:43 PM  
**To:** Gloria Eby <geby@cityofwinterpark.org>  
**Subject:** [External] RE: Orange County Request Submission - 210 Tyree Ln.

[This email originated outside the City of Winter Park email system. Before clicking on hyperlinks, verify the actual address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Thanks Gloria, we'll investigate. Was not able to open the video due to out network security but **sending an investigator to the site**

David Overfield  
Environmental Administrator  
Florida Department of Health Orange  
1001 Executive Center Drive Suite 200  
Orlando FL 32803  
Office 407 723 5233  
Cell 407 625 - 0798  
Fax 407 228 1467  
<http://orange.floridahealth.gov>  
Twitter: [GOHealthyOrange](#)

**Vision:** To be the Healthiest State in the Nation.



**Mission Statement:** To protect, promote & improve the health of all people in Florida through integrated state, county, & community efforts.

**From:** Gloria Eby <[geby@cityofwinterpark.org](mailto:geby@cityofwinterpark.org)>  
**Sent:** Friday, December 15, 2023 9:25 AM  
**To:** Overfield, David <[David.Overfield@flhealth.gov](mailto:David.Overfield@flhealth.gov)>  
**Subject:** FW: Orange County Request Submission - 210 Tyree Ln.  
**Importance:** High

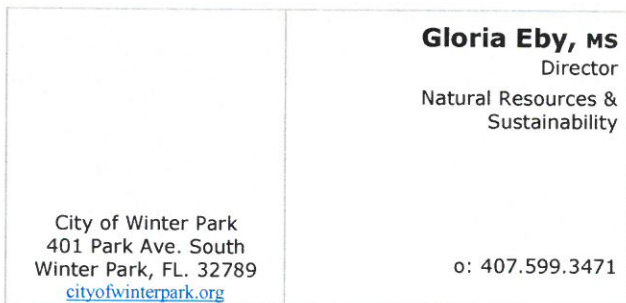
EXTERNAL EMAIL: DO NOT CLICK links or open attachments unless you recognize the sender and know the content is safe.

Hi David!

Can you look into the status of the request attached. It is alleged that the septic system is broken and the multiple, multiple buckets of water both soapy and supposedly sometimes with solid matter is being dumped into the street.

We are reaching out to the homeowner following illicit discharge protocols for code violation...septic is not in our wheelhouse.

I'll send video next.



----- Original message -----

**From:** Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)>  
**Date:** 12/14/23 4:14 PM (GMT-05:00)  
**To:** Gloria Eby <[geby@cityofwinterpark.org](mailto:geby@cityofwinterpark.org)>  
**Cc:** Susanne Porras <[SPorras@cityofwinterpark.org](mailto:SPorras@cityofwinterpark.org)>  
**Subject:** Orange County Request Submission - 210 Tyree Ln.

Good afternoon,

I've attached the submission I completed regarding the property listed above. I was advised to send you this document.

Thank you,



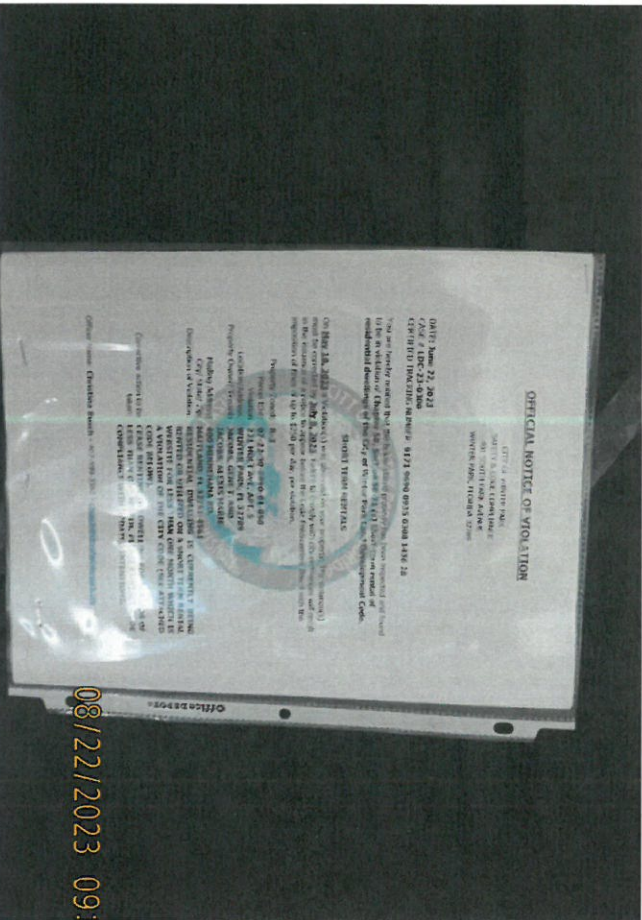
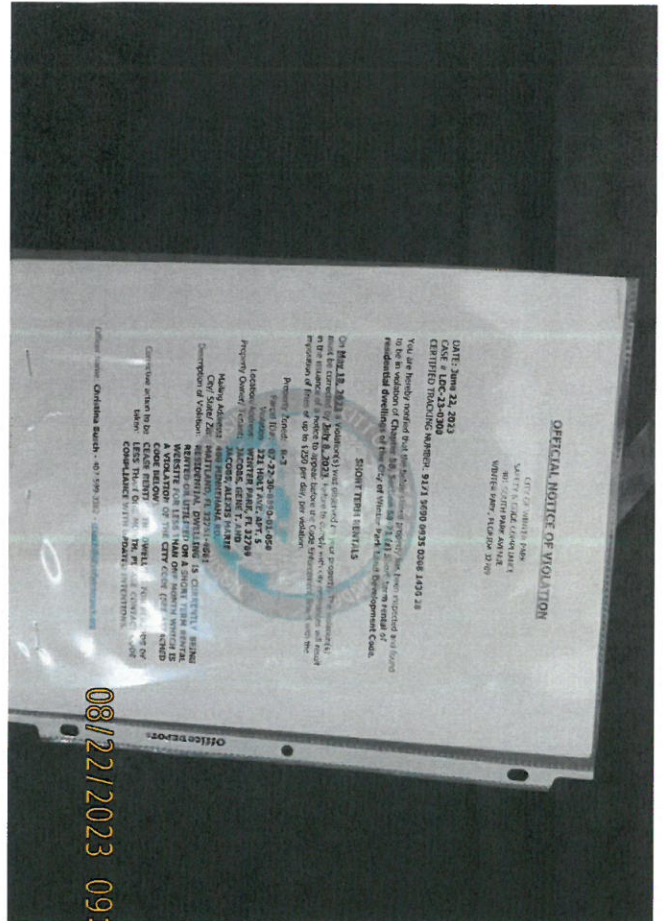


City of Winter Park  
401 S. Park Ave.  
Winter Park, FL 32789  
[cityofwinterpark.org](http://cityofwinterpark.org)

**Christina Busch**  
Safety & Code Compliance  
Officer I

407.599.3382

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Rental Unit Record

**221 Holt Avenue, Winter Park, FL  
32789, USA**

Active ●  
Identified ✓  
Compliant X

PRINT

SEND A LETTER

## Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



## ✓ Matched Details

## Analyst

CK0G

## Explanation

The listing photos of the kitchen and living room match photos on Coldwell Banker's website.

## Listing Photos



## Matching 3rd Party Sources



The cabinets, countertop, and appliances match.



The furniture and decor match.

## Rental Unit Information



## Identified Address

221 Holt Avenue, Winter Park, FL  
32789, USA

## Identified Unit Number

5

## Identified Latitude, Longitude

28.592521, -81.352422

## Parcel Number

302207889001050

## Owner Name

JACOBS GENE T  
JACOBS ALEXIS MARIE

## Owner Address

400 MINNEHAHA RD  
MAITLAND, FL 32751, US

## Timeline of Activity

View the series of events and documentation pertaining to this property

2 Documented Stays  
November, 2023

2 Documented Stays  
August, 2023

Zip Code Match

City Name Match

## Listing Details

|                            |                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------|
| Listing URL                | — <a href="https://www.airbnb.com/rooms/12857001">https://www.airbnb.com/rooms/12857001</a> |
| Listing Status             | ● Active                                                                                    |
| Host Compliance Listing ID | — air12857001                                                                               |
| Listing Title              | — On Campus without being on Campus<br>Rollins College!                                     |
| Property type              | — Condominium                                                                               |
| Room type                  | — Entire home/apt                                                                           |
| Listing Info Last Captured | — Dec 15, 2023                                                                              |
| Screenshot Last Captured   | — Dec 09, 2023                                                                              |
| Price                      | — \$255/night                                                                               |
| Cleaning Fee               | — \$                                                                                        |

## Information Provided on Listing

|                                     |                         |
|-------------------------------------|-------------------------|
| Contact Name                        | — Andrea                |
| Latitude, Longitude                 | — 28.591210, -81.351110 |
| Minimum Stay (# of Nights)          | — 3                     |
| Max Sleeping Capacity (# of People) | — 5                     |
| Max Number of People per Bedroom    | — 2.5                   |
| Number of Reviews                   | — 54                    |
| Last Documented Stay                | — 11/2023               |

## Listing Screenshot History

View Latest Listing Screenshot

October 3

November 3

December 1

- 📅 1 Documented Stay  
July, 2023
- Listing air12857001 Reposted  
June 2nd, 2023
- ✕ Listing air12857001 Removed  
May 29th, 2023
- 📅 2 Documented Stays  
May, 2023
- 💬 1 Comments  
May 9th, 2023  
📄 LDC - 23 - 0299 5/9/23
- 📅 3 Documented Stays  
April, 2023
- Listing air12857001 Reposted  
April 3rd, 2023
- ✕ Listing air12857001 Removed  
March 29th, 2023
- 📅 1 Documented Stay  
March, 2023
- Listing air12857001 Reposted  
February 26th, 2023
- ✕ Listing air12857001 Removed  
February 22nd, 2023
- 📅 1 Documented Stay  
January, 2023
- 📅 1 Documented Stay  
December, 2022
- 📅 3 Documented Stays  
November, 2022
- Listing air12857001 Reposted  
November 17th, 2022
- ✕ Listing air12857001 Removed  
November 12th, 2022
- Listing air12857001 Reposted  
October 19th, 2022
- ✕ Listing air12857001 Removed  
October 11th, 2022
- Listing air12857001 Reposted  
October 8th, 2022
- 📅 1 Documented Stay  
October, 2022
- ✕ Listing air12857001 Removed  
October 5th, 2022
- Listing air12857001 Reposted  
September 21st, 2022
- ✕ Listing air12857001 Removed  
September 18th, 2022
- Listing air12857001 Reposted  
August 8th, 2022
- ✕ Listing air12857001 Removed  
August 5th, 2022
- Listing air12857001 Reposted  
July 28th, 2022
- ✕ Listing air12857001 Removed



July 27th, 2022

- Listing air12857001 Reposted  
July 1st, 2022
- ✕ Listing air12857001 Removed  
June 24th, 2022
- 📅 2 Documented Stays  
April, 2022
- 📅 2 Documented Stays  
March, 2022
- ✔ STR Letter: Delivered   
March 5th, 2022
- ✔ STR Letter: Sent   
February 25th, 2022
- 📅 2 Documented Stays  
January, 2022
- ✓ Listing hma321.1986130.2550647  
Identified  
January 19th, 2022
- 📅 3 Documented Stays  
December, 2021
- 📅 2 Documented Stays  
November, 2021
- 📅 1 Documented Stay  
October, 2021
- 📅 1 Documented Stay  
August, 2021
- 📅 3 Documented Stays  
July, 2021
- 📅 1 Documented Stay  
June, 2021
- 📅 2 Documented Stays  
May, 2021
- 📅 1 Documented Stay  
March, 2021
- 📅 1 Documented Stay  
February, 2021
- Listing air12857001 Reposted  
October 19th, 2020
- ✕ Listing air12857001 Removed  
October 16th, 2020
- ✱ Listing hma321.1986130.2550647 First  
Crawled  
July 5th, 2020
- Listing hma321.1986130.2550647  
Reposted  
July 5th, 2020
- ✕ Listing hma321.1986130.2550647  
Removed  
June 25th, 2020
- Listing hma321.1986130.2550647 First  
Activity  
June 24th, 2020
- ✓ Listing air12857001 Identified  
February 26th, 2020

-  2 Documented Stays  
January, 2020
-  2 Documented Stays  
November, 2019
-  2 Documented Stays  
July, 2019
-  1 Documented Stay  
May, 2019
-  3 Documented Stays  
December, 2018
-  2 Documented Stays  
November, 2018
-  1 Documented Stay  
October, 2018
-  2 Documented Stays  
August, 2018
-  1 Documented Stay  
July, 2018
-  1 Documented Stay  
June, 2018
-  1 Documented Stay  
May, 2018
-  4 Documented Stays  
April, 2018
-  1 Documented Stay  
March, 2018
-  3 Documented Stays  
February, 2018
-  2 Documented Stays  
January, 2018
-  2 Documented Stays  
December, 2017
-  1 Documented Stay  
June, 2017
-  1 Documented Stay  
May, 2017
-  1 Documented Stay  
April, 2017
-  2 Documented Stays  
March, 2017
-  1 Documented Stay  
February, 2017
-  1 Documented Stay  
January, 2017
-  1 Documented Stay  
December, 2016
-  2 Documented Stays  
November, 2016
-  1 Documented Stay  
October, 2016
-  1 Documented Stay  
June, 2016
-  Listing air12857001 First Crawled

12/18/23, 8:19 AM

Matched property listing

May 27th, 2016

- Listing air12857001 First Activity  
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL  
32789, USA**

Active ☒  
Identified ☒  
Compliant ☒

PRINT

SEND A LETTER

## Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001


☒ Matched Details

## Analyst

CK0G

## Explanation

The listing photos of the kitchen and living room match photos on Coldwell Banker's website.

## Listing Photos

## Matching 3rd Party Sources



The cabinets, countertop, and appliances match.



The furniture and decor match.

## Rental Unit Information



## Identified Address

221 Holt Avenue, Winter Park, FL  
32789, USA

## Identified Unit Number

5

## Identified Latitude, Longitude

28.592521, -81.352422

## Parcel Number

302207889001050

## Owner Name

JACOBS GENE T  
JACOBS ALEXIS MARIE

## Owner Address

400 MINNEHAHA RD  
MAITLAND, FL 32751, US

## Timeline of Activity

View the series of events and documentation pertaining to this property

☒ 2 Documented Stays  
August, 2023

☒ 1 Documented Stay  
July, 2023



Zip Code Match

City Name Match

## Listing Details

|                            |                                                                                             |
|----------------------------|---------------------------------------------------------------------------------------------|
| Listing URL                | — <a href="https://www.airbnb.com/rooms/12857001">https://www.airbnb.com/rooms/12857001</a> |
| Listing Status             | ● Active                                                                                    |
| Host Compliance Listing ID | — air12857001                                                                               |
| Listing Title              | — On Campus without being on Campus<br>Rollins College!                                     |
| Property type              | — Condominium                                                                               |
| Room type                  | — Entire home/apt                                                                           |
| Listing Info Last Captured | — Nov 07, 2023                                                                              |
| Screenshot Last Captured   | — Oct 28, 2023                                                                              |
| Price                      | — \$283/night                                                                               |
| Cleaning Fee               | — \$                                                                                        |

## Information Provided on Listing

|                                     |                         |
|-------------------------------------|-------------------------|
| Contact Name                        | — Andrea                |
| Latitude, Longitude                 | — 28.591210, -81.351110 |
| Minimum Stay (# of Nights)          | — 3                     |
| Max Sleeping Capacity (# of People) | — 5                     |
| Max Number of People per Bedroom    | — 2.5                   |
| Number of Reviews                   | — 52                    |
| Last Documented Stay                | — 08/2023               |

## Listing Screenshot History

View Latest Listing Screenshot

September 2

October 3

November 0

- Listing air12857001 Reposted June 2nd, 2023
- ✕ Listing air12857001 Removed May 29th, 2023
- 📅 2 Documented Stays May, 2023
- 💬 1 Comments May 9th, 2023  
LDC - 23 - 0299 5/9/23
- 📅 3 Documented Stays April, 2023
- Listing air12857001 Reposted April 3rd, 2023
- ✕ Listing air12857001 Removed March 29th, 2023
- 📅 1 Documented Stay March, 2023
- Listing air12857001 Reposted February 26th, 2023
- ✕ Listing air12857001 Removed February 22nd, 2023
- 📅 1 Documented Stay January, 2023
- 📅 1 Documented Stay December, 2022
- 📅 3 Documented Stays November, 2022
- Listing air12857001 Reposted November 17th, 2022
- ✕ Listing air12857001 Removed November 12th, 2022
- Listing air12857001 Reposted October 19th, 2022
- ✕ Listing air12857001 Removed October 11th, 2022
- Listing air12857001 Reposted October 8th, 2022
- 📅 1 Documented Stay October, 2022
- ✕ Listing air12857001 Removed October 5th, 2022
- Listing air12857001 Reposted September 21st, 2022
- ✕ Listing air12857001 Removed September 18th, 2022
- Listing air12857001 Reposted August 8th, 2022
- ✕ Listing air12857001 Removed August 5th, 2022
- Listing air12857001 Reposted July 28th, 2022
- ✕ Listing air12857001 Removed July 27th, 2022
- Listing air12857001 Reposted

- July 1st, 2022
- ✕ Listing air12857001 Removed  
June 24th, 2022
  - 📅 2 Documented Stays  
April, 2022
  - 📅 2 Documented Stays  
March, 2022
  - ✍ STR Letter: Delivered   
March 5th, 2022
  - ✍ STR Letter: Sent   
February 25th, 2022
  - 📅 2 Documented Stays  
January, 2022
  - ✓ Listing hma321.1986130.2550647  
Identified  
January 19th, 2022
  - 📅 3 Documented Stays  
December, 2021
  - 📅 2 Documented Stays  
November, 2021
  - 📅 1 Documented Stay  
October, 2021
  - 📅 1 Documented Stay  
August, 2021
  - 📅 3 Documented Stays  
July, 2021
  - 📅 1 Documented Stay  
June, 2021
  - 📅 2 Documented Stays  
May, 2021
  - 📅 1 Documented Stay  
March, 2021
  - 📅 1 Documented Stay  
February, 2021
  - Listing air12857001 Reposted  
October 19th, 2020
  - ✕ Listing air12857001 Removed  
October 16th, 2020
  - ✎ Listing hma321.1986130.2550647 First  
Crawled  
July 5th, 2020
  - Listing hma321.1986130.2550647  
Reposted  
July 5th, 2020
  - ✕ Listing hma321.1986130.2550647  
Removed  
June 25th, 2020
  - Listing hma321.1986130.2550647 First  
Activity  
June 24th, 2020
  - ✓ Listing air12857001 Identified  
February 26th, 2020
  - 📅 2 Documented Stays  
January, 2020

-  2 Documented Stays  
November, 2019
-  2 Documented Stays  
July, 2019
-  1 Documented Stay  
May, 2019
-  3 Documented Stays  
December, 2018
-  2 Documented Stays  
November, 2018
-  1 Documented Stay  
October, 2018
-  2 Documented Stays  
August, 2018
-  1 Documented Stay  
July, 2018
-  1 Documented Stay  
June, 2018
-  1 Documented Stay  
May, 2018
-  4 Documented Stays  
April, 2018
-  1 Documented Stay  
March, 2018
-  3 Documented Stays  
February, 2018
-  2 Documented Stays  
January, 2018
-  2 Documented Stays  
December, 2017
-  1 Documented Stay  
June, 2017
-  1 Documented Stay  
May, 2017
-  1 Documented Stay  
April, 2017
-  2 Documented Stays  
March, 2017
-  1 Documented Stay  
February, 2017
-  1 Documented Stay  
January, 2017
-  1 Documented Stay  
December, 2016
-  2 Documented Stays  
November, 2016
-  1 Documented Stay  
October, 2016
-  1 Documented Stay  
June, 2016
-  Listing air12857001 First Crawled  
May 27th, 2016
-  Listing air12857001 First Activity





## Rental Unit Record

**221 Holt Avenue, Winter Park, FL  
32789, USA**

Active ●  
Identified ✓  
Compliant X

PRINT

SEND A LETTER

## Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



## ✓ Matched Details

## Analyst

TV9W

## Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

## Listing Photos



Matching interior

## Matching 3rd Party Sources



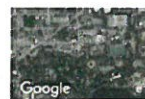
## Owner Name Match

## Listing Details

## Listing URL

<https://www.vrbo.com/1986130>

## Rental Unit Information



## Identified Address

221 Holt Avenue, Winter Park, FL  
32789, USA

## Identified Unit Number

5

## Identified Latitude, Longitude

28.592521, -81.352422

## Parcel Number

302207889001050

## Owner Name

JACOBS GENE T  
JACOBS ALEXIS MARIE

## Owner Address

400 MINNEHAHA RD  
MAITLAND, FL 32751, US

## Timeline of Activity

View the series of events and documentation pertaining to  
this property

1 Documented Stay  
July, 2023

Listing air12857001 Reposted  
June 2nd, 2023

9/1/23, 3:03 PM

## Matched property listing

|                            |                                        |
|----------------------------|----------------------------------------|
| Listing Status             | ● Active                               |
| Host Compliance Listing ID | — hma3211986130.2550647                |
| Listing Title              | — Amazing location- walk to everything |
| Property type              | — Condo                                |
| Room type                  | — Entire home/apt                      |
| Listing Info Last Captured | — Aug 29, 2023                         |
| Screenshot Last Captured   | — Aug 22, 2023                         |
| Price                      | — \$375/night                          |
| Cleaning Fee               | — \$175                                |

## Information Provided on Listing

|                                     |                         |
|-------------------------------------|-------------------------|
| Contact Name                        | — Andrea Rose Jacobs    |
| Latitude, Longitude                 | — 28.592526, -81.352445 |
| Minimum Stay (# of Nights)          | — 3                     |
| Max Sleeping Capacity (# of People) | — 5                     |
| Max Number of People per Bedroom    | — 2.5                   |
| Number of Reviews                   | — 25                    |
| Last Documented Stay                | — 07/2023               |

## Listing Screenshot History

 View Latest Listing Screenshot

July 0

August 2

September 0

- ✕ Listing air12857001 Removed May 29th, 2023
- 📅 2 Documented Stays May, 2023
- 💬 1 Comments May 9th, 2023
- 📅 LDC - 23 - 0299 5/9/23
- 📅 3 Documented Stays April, 2023
- Listing air12857001 Reposted April 3rd, 2023
- ✕ Listing air12857001 Removed March 29th, 2023
- 📅 1 Documented Stay March, 2023
- Listing air12857001 Reposted February 26th, 2023
- ✕ Listing air12857001 Removed February 22nd, 2023
- 📅 1 Documented Stay January, 2023
- 📅 1 Documented Stay December, 2022
- 📅 3 Documented Stays November, 2022
- Listing air12857001 Reposted November 17th, 2022
- ✕ Listing air12857001 Removed November 12th, 2022
- Listing air12857001 Reposted October 19th, 2022
- ✕ Listing air12857001 Removed October 11th, 2022
- Listing air12857001 Reposted October 8th, 2022
- 📅 1 Documented Stay October, 2022
- ✕ Listing air12857001 Removed October 5th, 2022
- Listing air12857001 Reposted September 21st, 2022
- ✕ Listing air12857001 Removed September 18th, 2022
- Listing air12857001 Reposted August 8th, 2022
- ✕ Listing air12857001 Removed August 5th, 2022
- Listing air12857001 Reposted July 28th, 2022
- ✕ Listing air12857001 Removed July 27th, 2022
- Listing air12857001 Reposted July 1st, 2022
- ✕ Listing air12857001 Removed

- June 24th, 2022
-  2 Documented Stays  
April, 2022
  -  2 Documented Stays  
March, 2022
  -  STR Letter: Delivered   
March 5th, 2022
  -  STR Letter: Sent   
February 25th, 2022
  -  2 Documented Stays  
January, 2022
  - ✓ Listing hma321.1986130.2550647  
Identified  
January 19th, 2022
  -  3 Documented Stays  
December, 2021
  -  2 Documented Stays  
November, 2021
  -  1 Documented Stay  
October, 2021
  -  1 Documented Stay  
August, 2021
  -  3 Documented Stays  
July, 2021
  -  1 Documented Stay  
June, 2021
  -  2 Documented Stays  
May, 2021
  -  1 Documented Stay  
March, 2021
  -  1 Documented Stay  
February, 2021
  - Listing air12857001 Reposted  
October 19th, 2020
  - ✕ Listing air12857001 Removed  
October 16th, 2020
  - ✱ Listing hma321.1986130.2550647 First  
Crawled  
July 5th, 2020
  - Listing hma321.1986130.2550647  
Reposted  
July 5th, 2020
  - ✕ Listing hma321.1986130.2550647  
Removed  
June 25th, 2020
  - Listing hma321.1986130.2550647 First  
Activity  
June 24th, 2020
  - ✓ Listing air12857001 Identified  
February 26th, 2020
  -  2 Documented Stays  
January, 2020
  -  2 Documented Stays  
November, 2019

-  2 Documented Stays  
July, 2019
-  1 Documented Stay  
May, 2019
-  3 Documented Stays  
December, 2018
-  2 Documented Stays  
November, 2018
-  1 Documented Stay  
October, 2018
-  2 Documented Stays  
August, 2018
-  1 Documented Stay  
July, 2018
-  1 Documented Stay  
June, 2018
-  1 Documented Stay  
May, 2018
-  4 Documented Stays  
April, 2018
-  1 Documented Stay  
March, 2018
-  3 Documented Stays  
February, 2018
-  2 Documented Stays  
January, 2018
-  2 Documented Stays  
December, 2017
-  1 Documented Stay  
June, 2017
-  1 Documented Stay  
May, 2017
-  1 Documented Stay  
April, 2017
-  2 Documented Stays  
March, 2017
-  1 Documented Stay  
February, 2017
-  1 Documented Stay  
January, 2017
-  1 Documented Stay  
December, 2016
-  2 Documented Stays  
November, 2016
-  1 Documented Stay  
October, 2016
-  1 Documented Stay  
June, 2016
-  Listing air12857001 First Crawled  
May 27th, 2016
-  Listing air12857001 First Activity  
May 14th, 2016



Rental Unit Record

**221 Holt Avenue, Winter Park, FL  
32789, USA**

Active ●  
Identified ✓  
Compliant ✕

PRINT

SEND A LETTER

## Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



## ✓ Matched Details

Analyst

TV9W

Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

Listing Photos



Matching interior

Matching 3rd Party Sources



## Owner Name Match

## Listing Details

Listing URL

— <https://www.vrbo.com/1986130>

## Rental Unit Information



## Identified Address

221 Holt Avenue, Winter Park, FL  
32789, USA

## Identified Unit Number

5

## Identified Latitude, Longitude

28.592521, -81.352422

## Parcel Number

302207889001050

## Owner Name

JACOBS GENE T  
JACOBS ALEXIS MARIE

## Owner Address

400 MINNEHAHA RD  
MAITLAND, FL 32751, US

## Timeline of Activity

View the series of events and documentation pertaining to  
this property

● Listing air12857001 Reposted  
June 2nd, 2023

✕ Listing air12857001 Removed  
May 29th, 2023

|                            |                                        |
|----------------------------|----------------------------------------|
| Listing Status             | ● Active                               |
| Host Compliance Listing ID | — hma321.1986130.2550647               |
| Listing Title              | — Amazing location- walk to everything |
| Property type              | — Condo                                |
| Room type                  | — Entire home/apt                      |
| Listing Info Last Captured | — Aug 18, 2023                         |
| Screenshot Last Captured   | — Aug 22, 2023                         |

## Information Provided on Listing

|                                     |                         |
|-------------------------------------|-------------------------|
| Contact Name                        | — Andrea Rose Jacobs    |
| Latitude, Longitude                 | — 28.592526, -81.352445 |
| Minimum Stay (# of Nights)          | — 3                     |
| Max Sleeping Capacity (# of People) | — 5                     |
| Max Number of People per Bedroom    | — 2.5                   |
| Number of Reviews                   | — 24                    |
| Last Documented Stay                | — 04/2023               |

## Listing Screenshot History

 View Latest Listing Screenshot

June 0

July 0

August 2

-  2 Documented Stays  
May, 2023
-  1 Comments  
May 9th, 2023  
 LDC - 23 - 0299 5/9/23
-  3 Documented Stays  
April, 2023
- Listing air12857001 Reposted  
April 3rd, 2023
- ✕ Listing air12857001 Removed  
March 29th, 2023
-  1 Documented Stay  
March, 2023
- Listing air12857001 Reposted  
February 26th, 2023
- ✕ Listing air12857001 Removed  
February 22nd, 2023
-  1 Documented Stay  
January, 2023
-  1 Documented Stay  
December, 2022
-  3 Documented Stays  
November, 2022
- Listing air12857001 Reposted  
November 17th, 2022
- ✕ Listing air12857001 Removed  
November 12th, 2022
- Listing air12857001 Reposted  
October 19th, 2022
- ✕ Listing air12857001 Removed  
October 11th, 2022
- Listing air12857001 Reposted  
October 8th, 2022
-  1 Documented Stay  
October, 2022
- ✕ Listing air12857001 Removed  
October 5th, 2022
- Listing air12857001 Reposted  
September 21st, 2022
- ✕ Listing air12857001 Removed  
September 18th, 2022
- Listing air12857001 Reposted  
August 8th, 2022
- ✕ Listing air12857001 Removed  
August 5th, 2022
- Listing air12857001 Reposted  
July 28th, 2022
- ✕ Listing air12857001 Removed  
July 27th, 2022
- Listing air12857001 Reposted  
July 1st, 2022
- ✕ Listing air12857001 Removed  
June 24th, 2022
-  2 Documented Stays

- April, 2022
- 📅 2 Documented Stays  
March, 2022
  - ✔ STR Letter: Delivered  
March 5th, 2022
  - ✔ STR Letter: Sent  
February 25th, 2022
  - 📅 2 Documented Stays  
January, 2022
  - ✔ Listing hma321.1986130.2550647  
Identified  
January 19th, 2022
  - 📅 3 Documented Stays  
December, 2021
  - 📅 2 Documented Stays  
November, 2021
  - 📅 1 Documented Stay  
October, 2021
  - 📅 1 Documented Stay  
August, 2021
  - 📅 3 Documented Stays  
July, 2021
  - 📅 1 Documented Stay  
June, 2021
  - 📅 2 Documented Stays  
May, 2021
  - 📅 1 Documented Stay  
March, 2021
  - 📅 1 Documented Stay  
February, 2021
  - Listing air12857001 Reposted  
October 19th, 2020
  - ✗ Listing air12857001 Removed  
October 16th, 2020
  - ✱ Listing hma321.1986130.2550647 First  
Crawled  
July 5th, 2020
  - Listing hma321.1986130.2550647  
Reposted  
July 5th, 2020
  - ✗ Listing hma321.1986130.2550647  
Removed  
June 25th, 2020
  - Listing hma321.1986130.2550647 First  
Activity  
June 24th, 2020
  - ✔ Listing air12857001 Identified  
February 26th, 2020
  - 📅 2 Documented Stays  
January, 2020
  - 📅 2 Documented Stays  
November, 2019
  - 📅 2 Documented Stays  
July, 2019

-  1 Documented Stay  
May, 2019
-  3 Documented Stays  
December, 2018
-  2 Documented Stays  
November, 2018
-  1 Documented Stay  
October, 2018
-  2 Documented Stays  
August, 2018
-  1 Documented Stay  
July, 2018
-  1 Documented Stay  
June, 2018
-  1 Documented Stay  
May, 2018
-  4 Documented Stays  
April, 2018
-  1 Documented Stay  
March, 2018
-  3 Documented Stays  
February, 2018
-  2 Documented Stays  
January, 2018
-  2 Documented Stays  
December, 2017
-  1 Documented Stay  
June, 2017
-  1 Documented Stay  
May, 2017
-  1 Documented Stay  
April, 2017
-  2 Documented Stays  
March, 2017
-  1 Documented Stay  
February, 2017
-  1 Documented Stay  
January, 2017
-  1 Documented Stay  
December, 2016
-  2 Documented Stays  
November, 2016
-  1 Documented Stay  
October, 2016
-  1 Documented Stay  
June, 2016
-  Listing air12857001 First Crawled  
May 27th, 2016
-  Listing air12857001 First Activity  
May 14th, 2016



## Rental Unit Record

**221 Holt Avenue, Winter Park, FL  
32789, USA**

Active ●  
Identified ✓  
Compliant X

PRINT

SEND A LETTER

## Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



## ✓ Matched Details

## Analyst

TV9W

## Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

## Listing Photos



Matching interior

## Matching 3rd Party Sources



## Owner Name Match

## Listing Details

## Listing URL

— <https://www.vrbo.com/1986130>
<https://app.hostcompliance.com/property/F3s5OEyt0s6ym4Wj?geoid=16000US1278300>

## Rental Unit Information



## Identified Address

221 Holt Avenue, Winter Park, FL  
32789, USA

## Identified Unit Number

5

## Identified Latitude, Longitude

28.592521, -81.352422

## Parcel Number

302207889001050

## Owner Name

JACOBS GENE T  
JACOBS ALEXIS MARIE

## Owner Address

400 MINNEHAHA RD  
MAITLAND, FL 32751, US

## Timeline of Activity

View the series of events and documentation pertaining to this property

- Listing air12857001 Reposted June 2nd, 2023
- X Listing air12857001 Removed May 29th, 2023

|                            |                                        |
|----------------------------|----------------------------------------|
| Listing Status             | ● Active                               |
| Host Compliance Listing ID | — hma3211986130.2550647                |
| Listing Title              | — Amazing location- walk to everything |
| Property type              | — Condo                                |
| Room type                  | — Entire home/apt                      |
| Listing Info Last Captured | — Aug 12, 2023                         |
| Screenshot Last Captured   | — Aug 09, 2023                         |

## Information Provided on Listing

|                                     |                         |
|-------------------------------------|-------------------------|
| Contact Name                        | — Andrea Rose Jacobs    |
| Latitude, Longitude                 | — 28.592526, -81.352445 |
| Minimum Stay (# of Nights)          | — 3                     |
| Max Sleeping Capacity (# of People) | — 5                     |
| Max Number of People per Bedroom    | — 2.5                   |
| Number of Reviews                   | — 24                    |
| Last Documented Stay                | — 04/2023               |

## Listing Screenshot History

 View Latest Listing Screenshot

June 0

July 0

August 1

-  2 Documented Stays  
May, 2023
-  1 Comments  
May 9th, 2023  
 LDC - 23 - 0299 5/9/23
-  3 Documented Stays  
April, 2023
- Listing air12857001 Reposted  
April 3rd, 2023
- ✕ Listing air12857001 Removed  
March 29th, 2023
-  1 Documented Stay  
March, 2023
- Listing air12857001 Reposted  
February 26th, 2023
- ✕ Listing air12857001 Removed  
February 22nd, 2023
-  1 Documented Stay  
January, 2023
-  1 Documented Stay  
December, 2022
-  3 Documented Stays  
November, 2022
- Listing air12857001 Reposted  
November 17th, 2022
- ✕ Listing air12857001 Removed  
November 12th, 2022
- Listing air12857001 Reposted  
October 19th, 2022
- ✕ Listing air12857001 Removed  
October 11th, 2022
- Listing air12857001 Reposted  
October 8th, 2022
-  1 Documented Stay  
October, 2022
- ✕ Listing air12857001 Removed  
October 5th, 2022
- Listing air12857001 Reposted  
September 21st, 2022
- ✕ Listing air12857001 Removed  
September 18th, 2022
- Listing air12857001 Reposted  
August 8th, 2022
- ✕ Listing air12857001 Removed  
August 5th, 2022
- Listing air12857001 Reposted  
July 28th, 2022
- ✕ Listing air12857001 Removed  
July 27th, 2022
- Listing air12857001 Reposted  
July 1st, 2022
- ✕ Listing air12857001 Removed  
June 24th, 2022
-  2 Documented Stays

- April, 2022
-  2 Documented Stays  
March, 2022
  -  STR Letter: Delivered   
March 5th, 2022
  -  STR Letter: Sent   
February 25th, 2022
  -  2 Documented Stays  
January, 2022
  -  Listing hma321.1986130.2550647  
Identified  
January 19th, 2022
  -  3 Documented Stays  
December, 2021
  -  2 Documented Stays  
November, 2021
  -  1 Documented Stay  
October, 2021
  -  1 Documented Stay  
August, 2021
  -  3 Documented Stays  
July, 2021
  -  1 Documented Stay  
June, 2021
  -  2 Documented Stays  
May, 2021
  -  1 Documented Stay  
March, 2021
  -  1 Documented Stay  
February, 2021
  -  Listing air12857001 Reposted  
October 19th, 2020
  -  Listing air12857001 Removed  
October 16th, 2020
  -  Listing hma321.1986130.2550647 First  
Crawled  
July 5th, 2020
  -  Listing hma321.1986130.2550647  
Reposted  
July 5th, 2020
  -  Listing hma321.1986130.2550647  
Removed  
June 25th, 2020
  -  Listing hma321.1986130.2550647 First  
Activity  
June 24th, 2020
  -  Listing air12857001 Identified  
February 26th, 2020
  -  2 Documented Stays  
January, 2020
  -  2 Documented Stays  
November, 2019
  -  2 Documented Stays  
July, 2019

-  1 Documented Stay  
May, 2019
-  3 Documented Stays  
December, 2018
-  2 Documented Stays  
November, 2018
-  1 Documented Stay  
October, 2018
-  2 Documented Stays  
August, 2018
-  1 Documented Stay  
July, 2018
-  1 Documented Stay  
June, 2018
-  1 Documented Stay  
May, 2018
-  4 Documented Stays  
April, 2018
-  1 Documented Stay  
March, 2018
-  3 Documented Stays  
February, 2018
-  2 Documented Stays  
January, 2018
-  2 Documented Stays  
December, 2017
-  1 Documented Stay  
June, 2017
-  1 Documented Stay  
May, 2017
-  1 Documented Stay  
April, 2017
-  2 Documented Stays  
March, 2017
-  1 Documented Stay  
February, 2017
-  1 Documented Stay  
January, 2017
-  1 Documented Stay  
December, 2016
-  2 Documented Stays  
November, 2016
-  1 Documented Stay  
October, 2016
-  1 Documented Stay  
June, 2016
-  Listing air12857001 First Crawled  
May 27th, 2016
-  Listing air12857001 First Activity  
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL  
32789, USA**

Active ●  
Identified ✓  
Compliant X

PRINT

SEND A LETTER

## Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



## ✓ Matched Details

Analyst

TV9W

Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

Listing Photos



Matching interior

Matching 3rd Party Sources



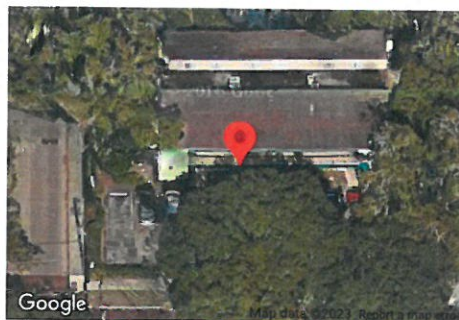
Owner Name Match

## Listing Details

Listing URL

— <https://www.vrbo.com/1986130><https://app.hostcompliance.com/property/F3s5OEyt0s6ym4Wj?geoid=16000US1278300>

## Rental Unit Information



## Identified Address

221 Holt Avenue, Winter Park, FL  
32789, USA

## Identified Unit Number

5

## Identified Latitude, Longitude

28.592521, -81.352422

## Parcel Number

302207889001050

## Owner Name

JACOBS GENE T  
JACOBS ALEXIS MARIE

## Owner Address

400 MINNEHAHA RD  
MAITLAND, FL 32751, US

## Timeline of Activity

View the series of events and documentation pertaining to this property

- Listing air12857001 Reposted June 2nd, 2023
- X Listing air12857001 Removed May 29th, 2023



|                            |                                        |
|----------------------------|----------------------------------------|
| Listing Status             | ● Active                               |
| Host Compliance Listing ID | — hma321.1986130.2550647               |
| Listing Title              | — Amazing location- walk to everything |
| Property type              | — Condo                                |
| Room type                  | — Entire home/apt                      |
| Listing Info Last Captured | — Jun 21, 2023                         |
| Screenshot Last Captured   | — Oct 22, 2022                         |
| Price                      | — \$299/night                          |
| Cleaning Fee               | — \$175                                |

## Information Provided on Listing

|                                     |                         |
|-------------------------------------|-------------------------|
| Contact Name                        | — Andrea Rose Jacobs    |
| Latitude, Longitude                 | — 28.592526, -81.352445 |
| Minimum Stay (# of Nights)          | — 3                     |
| Max Sleeping Capacity (# of People) | — 5                     |
| Max Number of People per Bedroom    | — 2.5                   |
| Number of Reviews                   | — 24                    |
| Last Documented Stay                | — 04/2023               |

## Listing Screenshot History

 View Latest Listing Screenshot

April

0

May

0

June

0

-  2 Documented Stays  
May, 2023
-  1 Comments  
May 9th, 2023  
LDC - 23 - 0299 5/9/23
-  3 Documented Stays  
April, 2023
- Listing air12857001 Reposted  
April 3rd, 2023
- ✕ Listing air12857001 Removed  
March 29th, 2023
-  1 Documented Stay  
March, 2023
- Listing air12857001 Reposted  
February 26th, 2023
- ✕ Listing air12857001 Removed  
February 22nd, 2023
-  1 Documented Stay  
January, 2023
-  1 Documented Stay  
December, 2022
-  3 Documented Stays  
November, 2022
- Listing air12857001 Reposted  
November 17th, 2022
- ✕ Listing air12857001 Removed  
November 12th, 2022
- Listing air12857001 Reposted  
October 19th, 2022
- ✕ Listing air12857001 Removed  
October 11th, 2022
- Listing air12857001 Reposted  
October 8th, 2022
-  1 Documented Stay  
October, 2022
- ✕ Listing air12857001 Removed  
October 5th, 2022
- Listing air12857001 Reposted  
September 21st, 2022
- ✕ Listing air12857001 Removed  
September 18th, 2022
- Listing air12857001 Reposted  
August 8th, 2022
- ✕ Listing air12857001 Removed  
August 5th, 2022
- Listing air12857001 Reposted  
July 28th, 2022
- ✕ Listing air12857001 Removed  
July 27th, 2022
- Listing air12857001 Reposted  
July 1st, 2022
- ✕ Listing air12857001 Removed  
June 24th, 2022
-  2 Documented Stays

- April, 2022
- 📅 2 Documented Stays  
March, 2022
  - ✔ STR Letter: Delivered  
March 5th, 2022
  - ✔ STR Letter: Sent  
February 25th, 2022
  - 📅 2 Documented Stays  
January, 2022
  - ✓ Listing hma321.1986130.2550647  
Identified  
January 19th, 2022
  - 📅 3 Documented Stays  
December, 2021
  - 📅 2 Documented Stays  
November, 2021
  - 📅 1 Documented Stay  
October, 2021
  - 📅 1 Documented Stay  
August, 2021
  - 📅 3 Documented Stays  
July, 2021
  - 📅 1 Documented Stay  
June, 2021
  - 📅 2 Documented Stays  
May, 2021
  - 📅 1 Documented Stay  
March, 2021
  - 📅 1 Documented Stay  
February, 2021
  - Listing air12857001 Reposted  
October 19th, 2020
  - ✗ Listing air12857001 Removed  
October 16th, 2020
  - ✱ Listing hma321.1986130.2550647 First  
Crawled  
July 5th, 2020
  - Listing hma321.1986130.2550647  
Reposted  
July 5th, 2020
  - ✗ Listing hma321.1986130.2550647  
Removed  
June 25th, 2020
  - Listing hma321.1986130.2550647 First  
Activity  
June 24th, 2020
  - ✓ Listing air12857001 Identified  
February 26th, 2020
  - 📅 2 Documented Stays  
January, 2020
  - 📅 2 Documented Stays  
November, 2019
  - 📅 2 Documented Stays  
July, 2019

-  1 Documented Stay  
May, 2019
-  3 Documented Stays  
December, 2018
-  2 Documented Stays  
November, 2018
-  1 Documented Stay  
October, 2018
-  2 Documented Stays  
August, 2018
-  1 Documented Stay  
July, 2018
-  1 Documented Stay  
June, 2018
-  1 Documented Stay  
May, 2018
-  4 Documented Stays  
April, 2018
-  1 Documented Stay  
March, 2018
-  3 Documented Stays  
February, 2018
-  2 Documented Stays  
January, 2018
-  2 Documented Stays  
December, 2017
-  1 Documented Stay  
June, 2017
-  1 Documented Stay  
May, 2017
-  1 Documented Stay  
April, 2017
-  2 Documented Stays  
March, 2017
-  1 Documented Stay  
February, 2017
-  1 Documented Stay  
January, 2017
-  1 Documented Stay  
December, 2016
-  2 Documented Stays  
November, 2016
-  1 Documented Stay  
October, 2016
-  1 Documented Stay  
June, 2016
-  Listing air12857001 First Crawled  
May 27th, 2016
-  Listing air12857001 First Activity  
May 14th, 2016

Rental Unit Record

**221 Holt Avenue, Winter Park, FL  
32789, USA**

Active ●  
Identified ✓  
Compliant ✕

PRINT

SEND A LETTER

## Listing(s) Information

VRBO - 321.1986130.2550647

Airbnb - 12857001



## ✓ Matched Details

Analyst

TV9W

Explanation

Matched to website. Units 3, 4, and 5 are available on this listing.

Listing Photos



Matching interior

Matching 3rd Party Sources



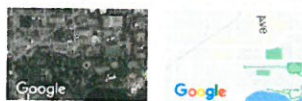
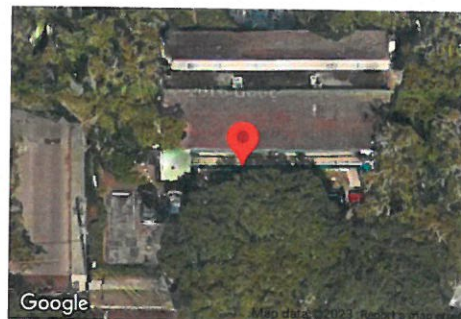
Owner Name Match

## Listing Details

Listing URL

— <https://www.vrbo.com/1986130>
<https://app.hostcompliance.com/property/F3s5OEyt0s6ym4Wj?geoid=16000US1278300>

## Rental Unit Information



Identified Address

221 Holt Avenue, Winter Park, FL  
32789, USA

Identified Unit Number

5

Identified Latitude, Longitude

28.592521, -81.352422

Parcel Number

302207889001050

Owner Name

JACOBS GENE T  
JACOBS ALEXIS MARIE

Owner Address

400 MINNEHAHA RD  
MAITLAND, FL 32751, US

## Timeline of Activity

View the series of events and documentation pertaining to  
this property

1 Comments

May 9th, 2023

LDC - 23 - 0299 5/9/23

● Listing air12857001 Reposted  
April 3rd, 2023

5/18/23, 2:31 PM

### Matched property listing

|                            |                                        |
|----------------------------|----------------------------------------|
| Listing Status             | ● Active                               |
| Host Compliance Listing ID | — hma3211986130.2550647                |
| Listing Title              | — Amazing location- walk to everything |
| Property type              | — Condo                                |
| Room type                  | — Entire home/apt                      |
| Listing Info Last Captured | — Apr 02, 2023                         |
| Screenshot Last Captured   | — Oct 22, 2022                         |
| Price                      | — \$375/night                          |
| Cleaning Fee               | — \$175                                |

### Information Provided on Listing

|                                     |                         |
|-------------------------------------|-------------------------|
| Contact Name                        | — Andrea Rose Jacobs    |
| Latitude, Longitude                 | — 28.592526, -81.352445 |
| Minimum Stay (# of Nights)          | — 3                     |
| Max Sleeping Capacity (# of People) | — 5                     |
| Max Number of People per Bedroom    | — 2.5                   |
| Number of Reviews                   | — 22                    |
| Last Documented Stay                | — 11/2022               |

### Listing Screenshot History

 View Latest Listing Screenshot

March 

April 

May 

- ✕ Listing air12857001 Removed March 29th, 2023
- 📅 1 Documented Stay March, 2023
- Listing air12857001 Reposted February 26th, 2023
- ✕ Listing air12857001 Removed February 22nd, 2023
- 📅 1 Documented Stay January, 2023
- 📅 1 Documented Stay December, 2022
- 📅 2 Documented Stays November, 2022
- Listing air12857001 Reposted November 17th, 2022
- ✕ Listing air12857001 Removed November 12th, 2022
- Listing air12857001 Reposted October 19th, 2022
- ✕ Listing air12857001 Removed October 11th, 2022
- Listing air12857001 Reposted October 8th, 2022
- 📅 1 Documented Stay October, 2022
- ✕ Listing air12857001 Removed October 5th, 2022
- Listing air12857001 Reposted September 21st, 2022
- ✕ Listing air12857001 Removed September 18th, 2022
- Listing air12857001 Reposted August 8th, 2022
- ✕ Listing air12857001 Removed August 5th, 2022
- Listing air12857001 Reposted July 28th, 2022
- ✕ Listing air12857001 Removed July 27th, 2022
- Listing air12857001 Reposted July 1st, 2022
- ✕ Listing air12857001 Removed June 24th, 2022
- 📅 2 Documented Stays April, 2022
- 📅 2 Documented Stays March, 2022
- ✉ STR Letter: Delivered March 5th, 2022 
- ✉ STR Letter: Sent February 25th, 2022 
- 📅 2 Documented Stays



- January, 2022
- ✓ Listing hma321.1986130.2550647 Identified  
January 19th, 2022
  - 📅 3 Documented Stays  
December, 2021
  - 📅 2 Documented Stays  
November, 2021
  - 📅 1 Documented Stay  
October, 2021
  - 📅 1 Documented Stay  
August, 2021
  - 📅 3 Documented Stays  
July, 2021
  - 📅 1 Documented Stay  
June, 2021
  - 📅 2 Documented Stays  
May, 2021
  - 📅 1 Documented Stay  
March, 2021
  - 📅 1 Documented Stay  
February, 2021
  - Listing air12857001 Reposted  
October 19th, 2020
  - ✗ Listing air12857001 Removed  
October 16th, 2020
  - ✱ Listing hma321.1986130.2550647 First Crawled  
July 5th, 2020
  - Listing hma321.1986130.2550647 Reposted  
July 5th, 2020
  - ✗ Listing hma321.1986130.2550647 Removed  
June 25th, 2020
  - Listing hma321.1986130.2550647 First Activity  
June 24th, 2020
  - ✓ Listing air12857001 Identified  
February 26th, 2020
  - 📅 2 Documented Stays  
January, 2020
  - 📅 2 Documented Stays  
November, 2019
  - 📅 2 Documented Stays  
July, 2019
  - 📅 1 Documented Stay  
May, 2019
  - 📅 3 Documented Stays  
December, 2018
  - 📅 2 Documented Stays  
November, 2018
  - 📅 1 Documented Stay  
October, 2018

-  2 Documented Stays  
August, 2018
-  1 Documented Stay  
July, 2018
-  1 Documented Stay  
June, 2018
-  1 Documented Stay  
May, 2018
-  4 Documented Stays  
April, 2018
-  1 Documented Stay  
March, 2018
-  3 Documented Stays  
February, 2018
-  2 Documented Stays  
January, 2018
-  2 Documented Stays  
December, 2017
-  1 Documented Stay  
June, 2017
-  1 Documented Stay  
May, 2017
-  1 Documented Stay  
April, 2017
-  2 Documented Stays  
March, 2017
-  1 Documented Stay  
February, 2017
-  1 Documented Stay  
January, 2017
-  1 Documented Stay  
December, 2016
-  2 Documented Stays  
November, 2016
-  1 Documented Stay  
October, 2016
-  1 Documented Stay  
June, 2016
-  Listing air12857001 First Crawled  
May 27th, 2016
-  Listing air12857001 First Activity  
May 14th, 2016



## Code Compliance Board

# agenda item

**item type**

Public Hearings (Public participation and comment on these matters must be in person.)

**meeting date**

January 4, 2024

**prepared by**

Susan Pruchnicki, Coordinator

**approved by**

Susanne Porras, Code Compliance Manager

**subject**

CCB# PM-22-0041 511 GRANADA DR., WINTER PARK, FL 32789 (PROPERTY MAINTENANCE)

**motion | recommendation****background**

Violation: The property, a commercial dwelling, has an accumulation of abandoned, unsightly articles such as furniture, pieces of lumber, building materials, buckets, and other unused equipment stored in the property's yard. Roofing on the property is caved in and is not capable of supporting all nominal loads and resisting all load effects, causing unsafe conditions. Dilapidated wood fencing surrounding the property is missing panels and in need of repair. Accumulation of rubbish and garbage on the exterior of the property. The status of the structure is in a deteriorated state, which is a violation of the city code.

Codes Cited: Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition) 22-17 (amending the International Property Maintenance Code), Sec. 202 Nuisance (2) (3) (16) (21), Sec. 302.1 Sanitation and Storage of Materials, Sec. 302.7 Dilapidated Fences, Sec.302.8 Abandoned and Disable Motor Vehicles, 304.1.1 (8) Unsafe conditions, and Sec. 308.1 Accumulation of Rubbish.

**strategic objectives****alternatives | other considerations****fiscal impact**

## **attachments**

1. CCB# PM-22-0041 511 Granada Dr Part 1 of 2
2. CCB# PM-22-0041 511 Granada Dr Part 2 of 2

## **FACT SHEET**

January 4, 2024.

**Case No: PM-22-0041**

### **Respondents:**

Emerson, Eric Blaine Sr.  
Emerson, Shara Mae Guillang  
913 Fairway Dr.  
Winter Park, FL 32792-5101

1. Address where violation exists: **511 Granada Drive, Winter Park, FL 32789**
2. Parcel I.D. No.: **11-22-29-2616-00-290**
3. Property Zone: **C-3**
4. Inspection(s): **12/16/2022, 01/23/2023, 04/11/2023, 05/11/2023, 05/25/2023, 06/27/2023, 07/18/2023, 09/07/2023, 09/18/2023, 10/11/2023, 11/07/2023, 12/18/2023, 12/26/23.**
5. Notice of Violation, Notice of Hearing, First Notice of Hearing, Second Notice of Hearing, Third Notice of Hearing and Fourth Notice of Hearing were mailed regular, certified mail and posted on the property and at City Hall in accordance with Florida Statute 162 Due Process requirements.

I HEREBY CERTIFY all photographs are a true and accurate representation of said violation as cited.

### **Evidence**

Notice of Hearing (Proof of Service)  
Photographs  
Case History Report  
PowerPoint Work Sheet  
Codes Cited  
Proof of Ownership

|                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VIOLATION DESCRIPTION:</b><br>The property, a commercial dwelling, has an accumulation of abandoned unsightly articles such as furniture, pieces of lumber and building materials, buckets, and other unused equipment stored on the property's yard. Roofing on the property is caved in and is not capable of supporting all nominal loads and resisting all load effects causing unsafe | <b>CORRECTIVE ACTION REQUIRED:</b><br>Remove all abandoned unsightly items and keep the premises of such property clean. Replace the roof on the building. Repair and or replace dilapidated wooden fencing surrounding the property. Remove all rubbish and garbage from the property. | <b>CODES CITED:</b><br>Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec 202 Nuisance (2) (3) (16) (21), Sec 302.1 Sanitation and Storage of Materials, Sec 302.7 Dilapidated Fences, Sec 302.8 Abandoned and Disabled Motor Vehicles, 304.1.1 (8) Unsafe conditions, and Sec 308.1 Accumulation of Rubbish. |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|                                                                                                                                                                                                                                                                                                                           |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <b>conditions.<br/>Dilapidated wood fencing<br/>surrounding the property is<br/>missing panels and in need<br/>of repair. Accumulation of<br/>rubbish and garbage on the<br/>exterior of the property.<br/>the status of the structure<br/>is in a deteriorated state.<br/>which is a violation of the<br/>city code.</b> |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

If you own and occupy property as your primary residence as of January 1, 2024, you may qualify for an exemption. The deadline to file a 2024 exemption application is March 1, 2024.

[Click Here To Apply for Homestead and Other Exemptions Online](#)

Print Date: 12/18/2023 System Refresh Date: 12/17/2023

### 511 Granada Dr 11-22-29-2616-00-290

**Name(s):**

Emerson Eric Blaine Sr  
Emerson Shara Mae Guillang

**Physical Street Address:**

511 Granada Dr

**Property Use:**

1210 - Store/Office/Res II

**Mailing Address On File:**

913 Fairway Dr  
Winter Park, FL 32792-5101

**Postal City and Zip:**

Winter Park, FL 32789

**Municipality:**

Winter Park

[Incorrect Mailing Address?](#)



[Upload Photos](#)

**Property Name:**

W.Park Pain & Wellness / Custom Irrigation &  
Repair Inc

[View 2023 Property Record Card](#)

**i** PROPERTY FEATURES

**\$** VALUES, EXEMPTIONS AND TAXES

**SALES**

**MARKET STATS**

**LOCATION**

#### Historical Value and Tax Benefits ⓘ

| Tax Year Values | Land     | Building(s) | Feature(s) | Market Value | %     | Assessed Value | %     |
|-----------------|----------|-------------|------------|--------------|-------|----------------|-------|
| 2023            | \$94,491 | \$119,216   | \$3,495    | \$217,202    | 5.5%  | \$178,104      | 10.0% |
| 2022            | \$90,051 | \$112,388   | \$3,495    | \$205,934    | 16.5% | \$161,913      | 10.0% |
| 2021            | \$81,807 | \$91,453    | \$3,495    | \$176,755    | 4.0%  | \$147,194      | 10.0% |
| 2020            | \$81,807 | \$84,695    | \$3,495    | \$169,997    | N/A   | \$133,813      | N/A   |

| Tax Year Benefits | Original Homestead | Additional Hx | Other Exemptions | SOH CAP | Tax Savings |
|-------------------|--------------------|---------------|------------------|---------|-------------|
| 2023              |                    |               | \$0              |         | \$350       |
| 2022              |                    |               | \$0              |         | \$396       |
| 2021              |                    |               | \$0              |         | \$267       |
| 2020              |                    |               | \$0              |         | \$332       |

#### 2023 Taxable Value and Certified Taxes ⓘ

**Tax Year**

|      |      |      |      |
|------|------|------|------|
| 2023 | 2022 | 2021 | 2020 |
|------|------|------|------|

| Taxing Authority                     | Assd Value | Exemption | Tax Value | Millage Rate | %      | Taxes      | Tax Breakdown |
|--------------------------------------|------------|-----------|-----------|--------------|--------|------------|---------------|
| Public Schools: By State Law (Rle)   | \$217,202  | \$0       | \$217,202 | 3.1730       | -1.3%  | \$689.18   | 23%           |
| Public Schools: By Local Board       | \$217,202  | \$0       | \$217,202 | 3.2480       | 0.0%   | \$705.47   | 24%           |
| General County                       | \$178,104  | \$0       | \$178,104 | 4.4347       | 0.0%   | \$789.84   | 26%           |
| City Of Winter Park                  | \$178,104  | \$0       | \$178,104 | 4.0923       | 0.0%   | \$728.86   | 24%           |
| City Of Winter Park Debt 2017 & 2020 | \$178,104  | \$0       | \$178,104 | 0.2379       | -10.1% | \$42.37    | 1%            |
| St Johns Water Management District   | \$178,104  | \$0       | \$178,104 | 0.1793       | -9.2%  | \$31.93    | 1%            |
| <b>Totals</b>                        |            |           |           | 15.3652      |        | \$2,987.64 |               |

#### Non-Ad Valorem Assessments

**2023 Non-Ad Valorem Assessments**

| Levying Authority      | Assessment Description                   | Units  | Rates | Assessment |
|------------------------|------------------------------------------|--------|-------|------------|
| WINTER PARK STORMWATER | WINTER PARK STM - STMWTR - (407)599-3220 | 251.58 | 1.00  | \$251.58   |
|                        |                                          |        |       | \$251.58   |

**2023 Gross Tax Total: \$3,239.22**

2023 Tax Savings Tax Savings

Your taxes without exemptions would be: \$3,337.35

Your ad-valorem tax with exemptions is: - \$2,987.64

**Providing You A Savings Of: = \$349.71**

The Orange County Tax Collector makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. Utilization of the search facility indicates understanding and acceptance of this statement by the user. This Site Should not be relied upon for a title search.

#### Property Appraiser Details

**Parcel/Tangible Number:** 11-22-29-2616-00290

**Date:** 12/18/2023

**Tax Year:** 2023

**Total Assesed Value:** \$178,104.00

**Taxable Value:** \$178,104.00

**Gross Tax Amount:** \$3,239.22

**Millage Code:** 6 WP

**Comments:**

**Owner & Address:** EMERSON ERIC BLAINE SR  
EMERSON SHARA MAE GUILLANG  
913 FAIRWAY DR  
WINTER PARK, FL 32792-5101

**Legal Description:** FAIRVIEW HEIGHTS J/20 LOTS 29 & 30 & INT  
IN LAKE LOT AS PER DEED BK 250/22 BEING  
LOT 74 (LESS S 150 FT)

**Location Address:** 511 GRANADA DR WINTER PARK 32789

**Note: The "Certified Owner" is the owner of record on the Tax Roll. To see the certified owner, select the "Taxbill for Certified Owner" from the Taxbill dropdown.**

#### Current Taxes and Unpaid Delinquent Warrants:

| Year | Owner Information | Amount Due | View Bill/Receipt | Add to Cart |
|------|-------------------|------------|-------------------|-------------|
|------|-------------------|------------|-------------------|-------------|

|      |                                                               |                                           |                                                                                               |
|------|---------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------------------------------------------|
| 2023 | EMERSON ERIC<br>BLAINE SR<br>EMERSON<br>SHARA MAE<br>GUILLANG | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼   |
| 2022 | EMERSON ERIC<br>BLAINE SR<br>EMERSON<br>SHARA MAE<br>GUILLANG | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼   |
| 2021 | EMERSON ERIC<br>BLAINE SR<br>EMERSON<br>SHARA MAE<br>GUILLANG | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼   |
| 2019 | EMERSON ERIC<br>BLAINE SR<br>EMERSON<br>SHARA MAE<br>GUILLANG | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼   |
| 2018 | EMERSON ERIC<br>BLAINE SR<br>EMERSON<br>SHARA MAE<br>GUILLANG | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼   |
| 2011 | EMERSON ERIC<br>BLAINE                                        | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼  |
| 2009 | EMERSON ERIC<br>BLAINE                                        | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼ |
| 2006 | EMERSON ERIC<br>BLAINE                                        | * PAID (View<br>Taxbill For<br>Receipt) * |  Taxbill ▼ |

### Unpaid Real Estate Certificates:

| Year    | Curent<br>Payoff | If Paid By | Current<br>Payoff | If Paid By | Add to Cart |
|---------|------------------|------------|-------------------|------------|-------------|
| No data |                  |            |                   |            |             |

### Other Real Estate Certificates:

| Year | Curent Payoff | Certificate Nu... | Status | Amount Paid |
|------|---------------|-------------------|--------|-------------|
| 2020 | \$2,619.83    | 2021-0007028      | Paid   | \$2,757.07  |
| 2017 | \$1,887.06    | 2018-0008142      | Paid   | \$1,987.66  |



|      |            |              |      |            |
|------|------------|--------------|------|------------|
| 2016 | \$1,835.05 | 2017-0008478 | Paid | \$1,933.05 |
| 2005 | \$2,027.04 | 2006-0007637 | Paid | \$2,134.64 |
| 2004 | \$1,891.07 | 2005-0007095 | Paid | \$1,991.87 |
| 2003 | \$1,685.84 | 2004-0006122 | Paid | \$1,776.38 |

**\* UNPAID DELINQUENT TAXES MUST BE PAID BY A CASHIERS  
CHECK, MONEY ORDER, OR CERTIFIED FUNDS AND ARE DUE BY  
THE LAST BUSINESS DAY OF THE MONTH.**

[Search Again](#)[Print](#)

\$10

## Quitclaim Deed

RETURN TO: Eric Emerson Sr.

ADDRESS: 913 Fairway Dr Winter Park FL 32792

THIS INSTRUMENT PREPARED BY: Eric Emerson Sr. of 913 Fairway Dr. Winter Park, FL. 32792

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A  
TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 11-22-29-2616-00290

**THIS INDENTURE**, made this 17th day of January, 2019, by and between Eric Blaine Emerson Sr., married, of 913 Fairway Dr Winter Park FL 32792, (the "Grantor"), and Eric Blaine Emerson Sr., of 913 Fairway Dr Winter Park FL 32792 and Shara Mae Guillang Emerson, of 913 Fairway Dr Winter Park FL 32792, a married couple, (collectively the "Grantee"), in the state of FL.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised and released, as well as quitclaim, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Orange County, Florida, to-wit:

FAIRVIEW HEIGHTS J/20 LOTS 29 & 30 & INT IN LAKE LOT AS PER DEED BK 250/22  
BEING LOT 74 (LESS S 150 FT)

Being the same property conveyed to the Grantor by the deed of CROCKETT LINDA L TRUST, dated Feb. 10, 1994, previously referenced as follows: Book/Volume 4697, Page 1513 of the Recorder of Orange County.

This property is not the homestead of the Grantor.

**To Have and to Hold** the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

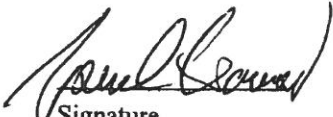
**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

DOC# 20190036010  
01/17/2019 01:51:13 PM Page 1 of 4  
Rec Fee: \$35.50  
Deed Doc Tax: \$0.70  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
MB - Ret To: ERIC EMERSON SR  


Quitclaim Deed

Page 2 of 4

  
Signature

  
Eric Blaine Emerson Sr.

Janel Howard  
Witness Name

  
Signature

William R Mason  
Witness Name

Quitclaim Deed

Page 3 of 4

**Spousal Acknowledgement**

I, Shara Mae Guillang Emerson of 913 Fairway Dr Winter Park FL 32792, spouse of Eric Blaine Emerson Sr., in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: \_\_\_\_\_

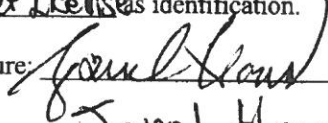


STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17th day of January, 2019, by Shara Mae Guillang Emerson, who is personally known to me or who has produced Florida Driver License as identification.

Notary Public Signature: \_\_\_\_\_



Notary Public Name: \_\_\_\_\_

Janel HowardSerial Number: GG 20534My commission expires: 08/11/2020

Quitclaim Deed

Page 4 of 4

**Grantor Acknowledgement**

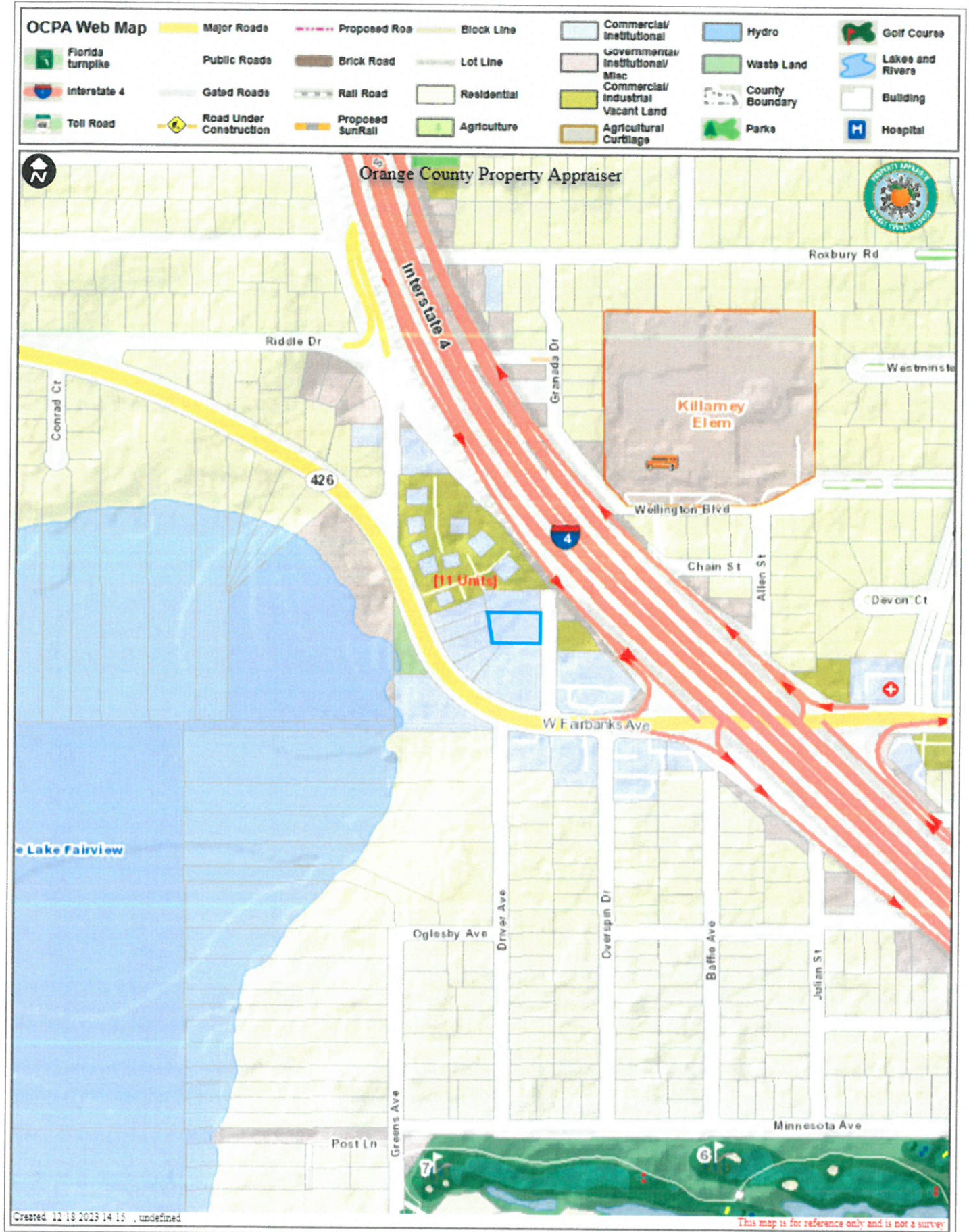
STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17th day of January, 2019, by Eric Blaine Emerson Sr., who is personally known to me or who has produced US Passport Card as identification.

Notary Public Signature: Janel HowardNotary Public Name: Janel HowardSerial Number: GG20534My commission expires: 08/11/2020





*If the board is in agreement with the evidence submitted and determines that and order should be issued:*

**-Staff Recommended Motion –**

From the evidence presented today, I move to find the Respondents, Eric Blaine Emerson Sr. and Shara Mae Guillang Emerson, Compliance Board Case #PM-22-0041, owners of 511 Granada Drive, Winter Park, FL 32789 in violation of Chapter 22, Sections 22-176 (adopting the IMPC, 2021 edition), 22-177 (amending the IPMC), Sec 202 Nuisance (2) (3) (16) (21), Sec 302.1 Sanitation and Storage of Materials, Sec 302.7 Dilapidated Fences, Sec 302.8 Abandoned and Disabled Motor Vehicles, 304.1.1 (8) Unsafe conditions, and Sec 308.1 Accumulation of Rubbish.

The respondents are ordered to remove all abandoned unsightly items and keep the premises of such property clean, replace the roof on the building, repair and or replace dilapidated wooden fencing surrounding the property, make vehicle(s) operable and place a current license plate on vehicle(s) if it is missing, or remove disabled vehicle within 10 calendar days, remove all rubbish and garbage from the property within \_\_\_\_\_ days of this hearing date. Failure to comply with this order will result in fines of up to \$250.00 per day or (whatever the amount the board determines) \_\_\_\_\_ for each day the violation continues. The Respondent is further ordered to contact the City Safety & Code Compliance Officer and provide documentation of action taken by \_\_\_\_\_.



CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **PM-22-0041**

City of Winter Park  
Petitioner,

vs.

EMERSON, ERIC BLAINE SR.  
EMERSON, SHARA MAE GUILLANG  
913 FAIRWAY DR.  
WINTER PARK, FL 32792-5101  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

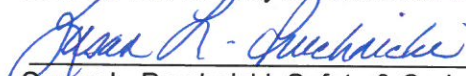
STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Susan Pruchnicki, Safety & Code Compliance Coordinator for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Fourth Amended Notice of Hearing at City Hall for the property located at 511 GRANADA DR. on this 18<sup>th</sup> day of December 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

DATED this 18<sup>th</sup> day of December 2023



Susan L. Pruchnicki, Safety & Code Compliance Coordinator

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December 2023, by Susan Pruchnicki, who is personally known to me as a Safety & Code Compliance Coordinator of the City of Winter Park.



Christina Leann Busch, Notary Public  
My Commission Expires October 9, 2026  
Commission #HH319908



CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **PM-22-0041**

City of Winter Park  
Petitioner,

vs.

EMERSON, ERIC BLAINE SR  
EMERSON, SHARA MAE GUILLANG  
913 FAIRWAY DR.  
WINTER PARK, FL 32792-5101  
Respondent, \_\_\_\_\_/

AFFIDAVIT OF POSTING

STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Fourth Amended Notice of Hearing for the property located at 511 GRANADA DR. on this 18<sup>th</sup> day of December 2023.
3. That the attached picture document is proof of the posting.

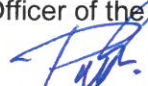
FURTHER AFFIANT SAYETH NOT

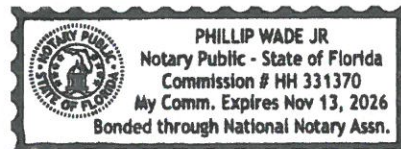
DATED this 19<sup>th</sup> day of December 2023

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December 2023, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

  
Phillip Wade JR, Notary Public  
My Commission Expires Nov 13, 2026  
Commission #HH331370









# USPS Tracking®

[FAQs >](#)

Tracking Number:

[Remove X](#)**9171969009350313304908**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

## Latest Update

Your item could not be delivered on December 8, 2023 at 3:49 pm in WINTER PARK, FL 32792. It was held for the required number of days and is being returned to the sender.

## Get More Out of USPS Tracking:

**USPS Tracking Plus®**

### Alert

**Unclaimed/Being Returned to Sender**

WINTER PARK, FL 32792

December 8, 2023, 3:49 pm

**Reminder to Schedule Redelivery of your item**

November 22, 2023

**See All Tracking History**

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)**Text & Email Updates****USPS Tracking Plus®****Product Information****See Less ^**

**CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE DIVISION  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
407-599-3600**

**Case No: PM-22-0041**

CITY OF WINTER PARK,

Petitioner,

vs.

ERIC BLAIN SR EMERSON  
SHARA MAE GUILLANG EMERSON  
913 FAIRWAY DR.  
WINTER PARK, FL 32792-5101,

Respondent.

**AMENDED NOTICE OF  
CODE COMPLIANCE BOARD HEARING**

Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected violation of the Code of City of Winter Park, as more particularly described herein, and that she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

**Thursday, January 4, 2024  
at 3 p.m. at  
Commission Chambers  
second floor of Winter Park City Hall  
401 S. Park Ave., Winter Park, FL 32789**

**A hearing on the following code violations will be heard at this meeting:**

1. Violations of City Code Chapter/Section:
  - a. **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition);**
  - b. **Sec 22-177 (amending the International Property Maintenance Code);**
  - c. **Sec 302.1 Sanitation and Storage of Materials;**

- d. **Sec 302.7 Dilapidated Fences;**
- e. **Sec 302.8 Abandoned and Disabled Motor Vehicles;**
- f. **Sec 304.1.1 (12) Unsafe Conditions; and**
- g. **Sec 308.1 Accumulation of Rubbish of the International Property Maintenance Code.**

2. Address where violation(s) exists: **511 Granada Dr., Winter Park, FL 32789.**

3. Parcel I.D. No.: **11-22-29-2616-00-290**

4. Property Zone: **C-3**

5. Legal Description: **FAIRVIEW HEIGHTS J/20 LOTS 29 & 30 & INT IN LAKE LOT AS PER DEED BK 250/22 BEING LOT 74 (LESS S 150 FT)**

6. Names and address of owner/person in charge of location where violation exists: **Eric Blaine Sr Emerson and Shara Mae Guillang Emerson - 913 Fairway Dr., Winter Park, FL 32792-5101**

7. Description of Violations:

- a. **ACCUMULATION OF ABANDONED UNSIGHTLY ARTICLES SUCH AS FURNITURE, PIECES OF LUMBER AND BUILDING MATERIALS, BUCKETS, AND OTHER UNUSED EQUIPMENT STORED ON THE PROPERTY'S YARD;**
- b. **DILAPIDATED WOOD FENCING SURROUNDING THE PROPERTY IS MISSING PANELS AND IN NEED OF REPAIR;**
- c. **ABANDONED AND DISABLED WHITE VAN PARTIALLY DISABLED AND MISSING PARTS. BLUE AND WHITE MUSTANG WITHOUT LICENSE PLATE OR TAGS PARKED ON THE DRIVEWAY OF THE PROPERTY; AND**
- d. **ACCUMULATION OF RUBBISH AND GARBAGE ON THE EXTERIOR OF THE PROPERTY.**
- e. **DILAPIDATED ROOFING.**

8. Compliance Requirements:

- a. **REMOVE ALL ABANDONED UNSIGHTLY ITEMS AND KEEP THE PREMISES OF SUCH PROPERTY CLEAN;**
- b. **REPAIR AND OR REPLACE DILAPIDATED WOODEN FENCING SURROUNDING THE PROPERTY;**
- c. **MAKE VEHICLE(S) OPERABLE AND PLACE A CURRENT LICENSE PLATE ON VEHICLE(S) IF IT IS MISSING, OR**



- REMOVE DISABLED VEHICLE WITHIN 10 CALENDAR DAYS;  
AND**
- d. REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY.**
  - e. REPLACE THE ROOFING AND ROOFING COMPONENTS ON THE BUILDING.**

Compliance Date to avoid hearing: **December 21, 2023**

**Unless Respondent(s) corrects the violation described herein by the date set forth above** and contacts the undersigned Code Inspector to verify compliance with City Code/Sections cited herein, notice is hereby given that, pursuant to Section 2-106 of the City of Winter Park, a **PUBLIC HEARING** is hereby scheduled in this case for fines to be assessed/liens placed against your property, or for such other matters as may be within the jurisdiction of the Code Compliance Board, on **January 4, 2024, at 3 p.m.**, at 401 S Park Avenue, Winter Park, FL, 2<sup>nd</sup> Floor (Commissioner's Chambers).

If you do not attend this hearing, the Code Enforcement Board will consider the case even though you are not present, and base the findings solely on the presentation made by the city. The Code Compliance Board has the power by Florida Statute 162 to assess fines, administrative costs, place liens, or take other actions which will affect your rights. If found in violation of the city ordinance, the Code Compliance Board, may impose a fine up to \$250.00 per day, per violation, for each day that the violation(s) continues beyond the compliance date established by the Board in a Final Order. If you are found to be a repeat violator by the Board, the Board can impose a fine of up to \$500.00 per day, per violation, for each day the violation continues beyond the compliance date established by Safety & Code Compliance.

If you believe that you have come into compliance with the terms of this Order prior to the next hearing, it is your responsibility to contact the Code Compliance Division.  
**PLEASE GOVERN YOURSELF ACCORDINGLY.**

AN AGGRIEVED PARTY MAY APPEAL A FINAL ADMINISTRATIVE ORDER OF THE CODE COMPLIANCE BOARD TO THE ORANGE COUNTY CIRCUIT COURT. ANY SUCH APPEAL MUST BE FILED WITHIN THIRTY (30) DAYS OF RENDITION OF THE ORDER TO BE APPEALED, AS SET FORTH IN SECTION 162.11, FLORIDA STATUTES. If a party to the proceedings before the Code Compliance Board decides to appeal a decision of such board, a verbatim record of the proceedings may be required. It is the sole responsibility of the appealing party to ensure that a record is made that includes the testimony and evidence upon which an appeal may be taken.

**NO ADDITIONAL NOTICE OF HEARING WILL BE PROVIDED TO YOU.** If you do not attend this hearing, the Code Compliance Board will consider the case even though

you are not present, and may assess fines, place liens, or take other actions which will affect your rights. If you feel that you have come into compliance with the terms of this Order prior to the hearing, it is your responsibility to contact the Code Compliance Division. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

**Dated this: 9<sup>th</sup> day of November 2023**

I HEREBY CERTIFY that a true and correct copy of the foregoing Notice of Hearing has been furnished by certified and regular mail to: **ERIC BLAINE SR EMERSON AND SHARA MAE GUILLANG EMERSON, 913 FAIRWAY DR., WINTER PARK, FL 32792-5101**

**Certified Mail: 9171 9690 0935 0313 3049 08**



**Christina Busch**  
Code Compliance Officer

**Please contact our office at 407-599-3600 if you have any questions.**

#### **CODES CITED**

**Sec. 22-176. - Code adopted.**

**The International Property Maintenance Code, 2021 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).**

**(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2, 4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)**

**Sec. 22-177. - Amendments.**

**The International Property Maintenance Code, 2021 edition, is hereby amended in the following respects:**



**General:** All references to the International Building, Plumbing, Mechanical, Fuel Gas, Fire, Electrical and Zoning Codes shall mean the respective building, residential, plumbing, mechanical, gas, fire, electrical, and zoning codes of the city.

#### **SEC. 202 NUISANCE**

The following shall be defined as nuisances: It is a public nuisance for any person owning, leasing, occupying or having charge of any premises in this city to maintain, or permit to exist, such premises in such manner that any one or more of the following conditions are to exist thereon:

(2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.

(3) Whatever is dangerous to human life or is detrimental to health, as determined by the Orange County Environmental Health Department or the code official.

(16) The accumulation and storage on any premises for more than ten days of abandoned, wrecked, dismantled or inoperative automobiles, trailers, campers, boats, other mobile equipment, or major part thereof within the view of persons on public or other property adjacent to the premises.

(21) The maintenance of any structure in a defective, unsightly, deteriorated and unrepaired condition, which is viewable from a public right-of-way or viewable from the sites of neighboring properties, where such condition would cause appreciable harm or material detriment to the aesthetic and/or property values of surrounding properties.

#### **SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.**

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. It shall be unlawful for any person to permit any old, broken lumber, rusted or unused equipment, discarded refrigerators, stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five days.



**It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official.**

#### **SEC. 302.7 DILAPIDATED FENCES**

**Wood Fence, falling dilapidated in need of repair/block wall needs cleaning or painting/not stable or safe about to fall, creating unsafe conditions**

**302.7 All accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair.**

#### **302.8 Motor vehicles.**

**Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.**

**Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.**

#### **302.8.1. Definitions:**

**Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.**

**Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license. A motor vehicle shall be considered abandoned or**



disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the neighborhood.

**302.8.2. Responsibility and liability.** It shall be the joint and several responsibility of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand; a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.

**302.8.3. Enforcement.** It shall be the duty of the police department to enforce this article for disabled or abandoned motor vehicles within the public right-of-way or on public property. The code enforcement division of the planning and community development department shall enforce provisions of this article relating to disabled vehicles on private property.

**302.8.4. Notice of violation.**

**302.8.4.1.** When a disabled motor vehicle is found to be in violation of this article, a code inspector or a police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to



the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

**302.8.4.2.** Within the ten-calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under section 98-196.

**302.8.4.3.** If no appeal is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle to be removed to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

**302.8.5.** Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

**302.8.6.** Removal. The city is authorized to provide for the immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

**302.8.6.1.** Where such vehicle constitutes an obstruction of traffic; or

**302.8.6.2.** Where such vehicle has been parked or stored on the public right-of-way or city property for a period exceeding 48 hours.

## **SEC. 304.2 PROTECTIVE TREATMENT**

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint



shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

#### **SEC. 304.1.1 Unsafe Conditions**

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing

Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

**12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.**

**Exceptions:**

- 1. Where substantiated otherwise by an approved method.**
- 2. Demolition of unsafe conditions shall be permitted where approved by the code official.**





CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
(407) 599-3600

CASE NO.: **PM-22-0041**

City of Winter Park  
Petitioner,

vs.

EMERSON, ERIC BLAINE SR.  
EMERSON, SHARA MAE GUILLANG  
913 FAIRWAY DR.  
WINTER PARK, FL 32792-5101  
Respondent, /

AMENDED AFFIDAVIT OF POSTING

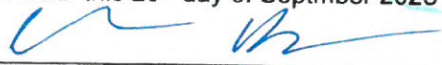
STATE OF FLORIDA  
COUNTY OF ORANGE

Before me, the undersigned authority, personally posted Christina Busch, Safety & Code Compliance Officer for the City of Winter Park Safety & Code Compliance, who, after being duly sworn, deposes and says:

1. That he/she is an employee of City of Winter Park, Florida and that he/she is over twenty-one years of age.
2. That he/she posted the Amended Notice of Violation for the property located at 511 GRANADA DR. on this 16<sup>th</sup> day of August 2023.
3. That the attached picture document is proof of the posting.

FURTHER AFFIANT SAYETH NOT

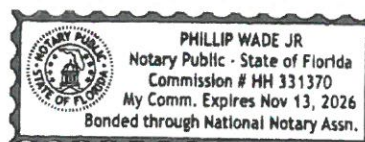
DATED this 26<sup>th</sup> day of September 2023

  
Christina Busch, Safety & Code Compliance Officer

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of September 2023, by Christina Busch, who is personally known to me as a Safety & Code Compliance Officer of the City of Winter Park.

  
Phillip Wade JR, Notary Public  
My Commission Expires Nov 13, 2026  
Commission #HH331370





## AMENDED OFFICIAL NOTICE OF VIOLATION

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789

DATE: August 15, 2023  
CASE # PM-22-0041  
CERTIFIED TRACKING NUMBER: 9171 9690 0935 0314 3900 61

You are hereby notified that the below stated property has been inspected and found to be in violation of Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec 202 Nuisance, Sec 302.1 Sanitation and Storage of Materials, Sec 302.7 Dilapidated Fences, Sec 302.8 Abandoned and Disabled Motor Vehicles, 304.1.1 (8) Unsafe conditions, and Sec 308.1 Accumulation of Rubbish, of the International Property Maintenance Code.

### PROPERTY MAINTENANCE/NUISANCE

On August 11, 2023 a Violation(s) was observed on your property. The violation(s) must be corrected by August 22, 2023. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

|                           |                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Property Zoned:           | C-3                                                                                                                                                                                                                                                                                                                                                     |
| Parcel ID#:               | 11-22-29-2616-00-290                                                                                                                                                                                                                                                                                                                                    |
| Violation                 | 511 GRANADA DR.                                                                                                                                                                                                                                                                                                                                         |
| Location/Address:         | WINTER PARK, FL 32789                                                                                                                                                                                                                                                                                                                                   |
| Property Owner/ Tenant:   | EMERSON ERIC BLAINE SR AND<br>EMERSON SHARA MAE GUILLANG<br>913 FAIRWAY DR.                                                                                                                                                                                                                                                                             |
| Mailing Address:          | WINTER PARK, FL 32792-5101                                                                                                                                                                                                                                                                                                                              |
| City/ State/ Zip:         |                                                                                                                                                                                                                                                                                                                                                         |
| Description of Violation: | ACCUMULATION OF ABANDONED<br>ARTICLES SUCH AS FURNITURE,<br>LUMBER AND BUILDING MATERIALS, BUCKET<br>AND OTHER UNUSED EQUIPMENT STORED ON THE<br>PROPERTY'S YARD. ROOFING ON THE PROPERTY<br>IS CAVED IN AND IS NOT CAPABLE OF<br>SUPPORTING ALL NOMINAL LOADS AND<br>RESISTING ALL LOAD EFFECTS CAUSING UNSAFE<br>CONDITIONS. DILAPIDATED WOOD FENCING |

08/16/2023



# USPS Tracking®

[FAQs >](#)[Remove X](#)

Tracking Number:

**9171969009350314390061**[Copy](#)[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

## Latest Update

Your item was delivered to an individual at the address at 12:10 pm on August 19, 2023 in WINTER PARK, FL 32792.

**Get More Out of USPS Tracking:****USPS Tracking Plus®**

## Delivered

**Delivered, Left with Individual**

WINTER PARK, FL 32792

August 19, 2023, 12:10 pm

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)**Text & Email Updates****USPS Tracking Plus®****Product Information****See Less ^**

Track Another Package

Enter tracking or barcode numbers

## **AMENDED OFFICIAL NOTICE OF VIOLATION**

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789

DATE: **August 15, 2023**

CASE # **PM-22-0041**

CERTIFIED TRACKING NUMBER: **9171 9690 0935 0314 3900 61**

You are hereby notified that the below stated property has been inspected and found to be in violation of **Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition), 22-177 (amending the International Property Maintenance Code), Sec 202 Nuisance, Sec 302.1 Sanitation and Storage of Materials, Sec 302.7 Dilapidated Fences, Sec 302.8 Abandoned and Disabled Motor Vehicles, 304.1.1 (8) Unsafe conditions, and Sec 308.1 Accumulation of Rubbish, of the International Property Maintenance Code.**

### **PROPERTY MAINTENANCE/NUISANCE**

On **August 11, 2023** a Violation(s) was observed on your property. The violation(s) must be corrected by **August 22, 2023**. Failure to comply with city ordinances will result in the issuance of a notice to appear before the Code Enforcement Board with the imposition of fines of up to \$250 per day, per violation.

Property Zoned: **C-3**  
Parcel ID#: **11-22-29-2616-00-290**  
Violation **511 GRANADA DR.**  
Location/Address: **WINTER PARK, FL 32789**  
Property Owner/ Tenant: **EMERSON ERIC BLAINE SR AND  
EMERSON SHARA MAE GUILLANG**  
Mailing Address: **913 FAIRWAY DR.**  
City/ State/ Zip: **WINTER PARK, FL 32792-5101**  
Description of Violation: **ACCUMULATION OF ABANDONED UNSIGHTLY  
ARTICLES SUCH AS FURNITURE, PIECES OF  
LUMBER AND BUILDING MATERIALS, BUCKETS,  
AND OTHER UNUSED EQUIPMENT STORED ON THE  
PROPERTY'S YARD. ROOFING ON THE PROPERTY  
IS CAVED IN AND IS NOT CAPABLE OF  
SUPPORTING ALL NOMINAL LOADS AND  
RESISTING ALL LOAD EFFECTS CAUSING UNSAFE  
CONDCTIONS. DILAPIDATED WOOD FENCING**



**SURROUNDING THE PROPERTY IS MISSING PANELS AND IN NEED OF REPAIR. ABANDONED AND DISABLED WHITE VAN PARTIALLY DISABLED AND MISSING PARTS. BLUE AND WHITE MUSTANG WITHOUT LICENSE PLATE OR TAGS PARKED ON THE DRIVEWAY OF THE PROPERTY. THE ACCUMULATION AND STORAGE OF DISABLED VEHICLES ON THE PROPERTY FOR MORE THAN 10 DAYS. ACCUMULATION OF RUBBISH AND GARBAGE ON THE EXTERIOR OF THE PROPERTY. THE STATUS OF THE STRUCTURE IS IN A DETERIORATED STATE.**

Corrective action to be taken:

**REMOVE ALL ABANDONED UNSIGHTLY ITEMS AND KEEP THE PREMISES OF SUCH PROPERTY CLEAN. REPLACE THE ROOF ON THE BUILDING. REPAIR AND OR REPLACE DILAPIDATED WOODEN FENCING SURROUNDING THE PROPERTY. MAKE VEHICLE(S) OPERABLE AND PLACE A CURRENT LICENSE PLATE ON VEHICLE(S) IF IT IS MISSING, OR REMOVE DISABLED VEHICLE WITHIN 10 CALENDAR DAYS. REMOVE ALL RUBBISH AND GARBAGE FROM THE PROPERTY. CONTACT THE CODE COMPLIANCE OFFICER WITH YOUR INTENTIONS.**

Officer Name: **Busch, Christina** [cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)  
407-599-3382

#### ***Appeal Process***

*An aggrieved party, including the City Commission, may appeal a final administrative order of the Code Compliance Board to the Orange County Circuit Court. Any such appeal shall be filed within 30 days of the execution of the order to be appealed. The scope of review shall be limited to appellate review of the record created before the Code Compliance Board and shall not be a trial de novo. The appealing party will be responsible for paying reasonable charges for preparation of the record on appeal.*

**If you would like to schedule an appointment to discuss this notice or feel that you have come into compliance with the terms of this notice, please contact Safety & Code Compliance at (407) 599-3600.**

Violation Detail

00020 PROPERTY MAINTENANCE SEC 22-176 & 22-177

Violation Description

Sec. 22-176. - Code adopted.

The International Property Maintenance Code, 2021 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2, 4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition, is hereby amended in the following respects:

General: All references to the International Building, Plumbing, Mechanical, Fuel Gas, Fire, Electrical and Zoning Codes shall mean the respective building, residential, plumbing, mechanical, gas, fire, electrical, and zoning

Violation Detail  
SEC 202 NUISANCE

Violation Description  
SEC 202 NUISANCE

The following shall be defined as nuisances: It is a public nuisance for any person owning, leasing, occupying or having charge of any premises in this city to maintain, or permit to exist, such premises in such manner that any one or more of the following conditions are to exist thereon:

(2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.

(3) Whatever is dangerous to human life or is detrimental to health, as determined by the Orange County Environmental Health Department or the code official.



(16) The accumulation and storage on any premises for more than ten days of abandoned, wrecked, dismantled or inoperative automobiles, trailers, campers, boats, other mobile equipment, or major part thereof within the view of persons on public or other property adjacent to the premises.

(21) The maintenance of any structure in a defective, unsightly, deteriorated and unrepaired condition, which is viewable from a public right-of-way or viewable from the sites of neighboring properties, where such condition would cause appreciable harm or material detriment to the aesthetic and/or property values of surrounding properties.

#### Violation Description

##### SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. It shall be unlawful for any person to permit any old, broken lumber, rusted or unused equipment, discarded refrigerators, stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five days.

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official.

#### Violation Detail

00020 F/W SEC 302.7 DILAPIDATED FENCES

#### Violation Description

Wood Fence, falling dilapidated in need of repair/block wall needs cleaning or painting/not stable or safe about to fall, creating unsafe conditions  
302.7 All accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair.

#### Violation Detail

00010 DV SEC 302.8 DISABLED VEHICLES

#### Violation Description

##### 302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

##### 302.8.1. Definitions:

Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.

Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license. A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris



collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the neighborhood.

302.8.2. Responsibility and liability. It shall be the joint and several responsibility of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand; a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.

302.8.3. Enforcement. It shall be the duty of the police department to enforce this article for disabled or abandoned motor vehicles within the public right-of-way or on public property. The code enforcement division of the planning and community development department shall enforce provisions of this article relating to disabled vehicles on private property.

302.8.4. Notice of violation.

302.8.4.1. When a disabled motor vehicle is found to be in violation of this article, a code inspector or a police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

302.8.4.2. Within the ten-calendar day period specified in the notice, the owner of the vehicle or the owner of the

property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under section 98-196.

302.8.4.3. If no appeal is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle to be removed to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

302.8.5. Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

302.8.6. Removal. The city is authorized to provide for the immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

302.8.6.1. Where such vehicle constitutes an obstruction of traffic; or

302.8.6.2. Where such vehicle has been parked or stored on the public right-of-way or city property for a period exceeding 48 hours.

#### Violation Corrective Action

MAKE VEHICLE OPERABLE AND PLACE A CURRENT LICENSE PLATE ON VEHICLE(S) IF IT IS MISSING, OR, REMOVE DISABLED VEHICLE WITHIN 10 DAYS FAILURE TO DO SO WILL CAUSE THE CITY TO HAVE THE VEHICLE TOWED AND ALL COST INCURRED WILL BE CHARGED TO THE VEHICLE/PROPERTY OWNER.

#### Violation Description:

##### SEC. 304.1.1 Unsafe Conditions

The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the International Building Code or the International Existing



Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

#### Violation Description

##### SEC. 308.1 ACCUMULATION OF RUBBISH OR GARBAGE

All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

## CODES CITED

Sec. 22-176. - Code adopted.

The International Property Maintenance Code, 2021 edition, as published by International Code Council, Inc., is hereby adopted by reference, together with modifications and amendments contained in this article, and shall be known as the property and building maintenance code of the city. All references within the International Property Maintenance Code to the International Code(s) shall refer to the applicable Florida Building Code(s).

(Ord. No. 2357, § 1, 6-27-00; Ord. No. 2769-09, § 2, 4-27-09; Ord. No. 2873-12, § 2, 4-9-12; Ord. No. 3007-15, § 3, 8-24-15)

Sec. 22-177. - Amendments.

The International Property Maintenance Code, 2021 edition, is hereby amended in the following respects:

General: All references to the International Building, Plumbing, Mechanical, Fuel Gas, Fire, Electrical and Zoning Codes shall mean the respective building, residential, plumbing, mechanical, gas, fire, electrical, and zoning codes of the city.

SEC. 202 NUISANCE

The following shall be defined as nuisances: It is a public nuisance for any person owning, leasing, occupying or having charge of any premises in this city to maintain, or permit to exist, such premises in such manner that any one or more of the following conditions are to exist thereon:

(2) Any attractive nuisance which may prove detrimental to children whether in a building, on the premises of a building, or upon an unoccupied lot. This includes any abandoned wells, shafts, basements, or excavations; abandoned refrigerators and motor vehicles; any structurally unsound fences or structures; or any lumber, trash, fences, debris or vegetation which may prove a hazard for inquisitive minors.

(3) Whatever is dangerous to human life or is detrimental to health, as determined by the Orange County Environmental Health Department or the code official.

(16) The accumulation and storage on any premises for more than ten days of abandoned, wrecked, dismantled or inoperative automobiles, trailers, campers, boats, other mobile equipment, or major part thereof within the view of persons on public or other property adjacent to the premises.

(21) The maintenance of any structure in a defective, unsightly, deteriorated and unrepaired condition, which is viewable from a public right-of-way or viewable from the sites of neighboring properties, where such condition would cause appreciable harm or material detriment to the aesthetic and/or property values of surrounding properties.

#### SEC. 302.1 SANITATION AND STORAGE OF MATERIALS.

All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition. It shall be unlawful for any person to permit any old, broken lumber, rusted or unused equipment, discarded refrigerators, stoves, old pipe or other used, discarded and worn, unsightly articles or materials to remain in any yard or open area owned, occupied or in the possession of such person for a period of more than five days.

It shall be unlawful for the owner or occupant of a building, structure or property to utilize the premises of such property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material building rubbish or similar items. It shall be the duty and responsibility of every such owner or occupant to keep the premises of such property clean and to remove from the premises all such abandoned items as listed above, including but not limited to weeds, dead trees, trash, garbage, etc., upon notice from the code official.

#### SEC. 302.7 DILAPIDATED FENCES

Wood Fence, falling dilapidated in need of repair/block wall needs cleaning or painting/not stable or safe about to fall, creating unsafe conditions

302.7 All accessory structures including detached garages, fences and walls shall be maintained structurally sound and in good repair.

#### 302.8 Motor vehicles.

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is



prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

#### 302.8.1. Definitions:

Abandoned motor vehicle means any motor-driven vehicle, regardless of size, which is left unattended for a period exceeding 48 hours.

Disabled motor vehicle means any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the city or which does not meet the requirements for operation upon the public streets of the city, including a current motor vehicle license. A motor vehicle shall be considered abandoned or disabled if it is in a state of evident disuse, neglect or abandonment. Evidence of disuse, neglect or abandonment may include, without limitation, factors such as: the vehicle being wrecked or inoperative; the vehicle being partially dismantled, having no engine, transmission, or other major or necessary parts; the vehicle having no valid license tag; there being vegetation underneath the vehicle as high as the vehicle body or frame; there being refuse or debris collected under the vehicle; the vehicle being used solely for storage purposes; or the vehicle being in any physical state rendering it inoperable or unsightly to the

neighborhood.

302.8.2. Responsibility and liability. It shall be the joint and several responsibility of both the property owner upon whose property a disabled or abandoned motor vehicle is located and the owner of such vehicle to meet the requirements of this article, and the property owner and vehicle owner shall both be subject to any and all penalties for violations hereof. The property owner and vehicle owner shall jointly and severally be liable to the city for the payment of any unrecovered expenses incurred by the city in the removal and disposition of motor vehicles. If the expenses are not paid upon demand; a lien shall be placed upon the property and the vehicle for the amount of such expenses and costs.

302.8.3. Enforcement. It shall be the duty of the police department to enforce this article for disabled or abandoned motor vehicles within the public right-of-way or on public property. The code enforcement division of the planning and community development department shall enforce provisions of this article relating to disabled vehicles on private property.

302.8.4. Notice of violation.

302.8.4.1. When a disabled motor vehicle is found to be in violation of this article, a code inspector or a police officer shall give the owner on whose property the disabled motor vehicle is located a notice that the vehicle is in violation of this article and must be removed within ten days. This notice shall be in writing and shall state the date on which the ten days' notice shall expire and shall

further state that if the notice has not been complied with and the disabled motor vehicle removed within such ten calendar days that enforcement of this article will ensue. Should the owner of the property upon which the disabled motor vehicle is located not be an occupant or not in possession of this property, in addition to such notice to the owner, the notice shall be served upon the occupant or person in possession of the property. The code inspector or police officer shall make every reasonable attempt to ascertain the owner of the vehicle, and shall notify any such vehicle owner so identified within either reasonable notice delivered by mail or personal service at any known business or residential address of such owner.

302.8.4.2. Within the ten-calendar day period specified in the notice, the owner of the vehicle or the owner of the property or an authorized agent may appeal to the director of code enforcement or his designee. The director of code enforcement or his designee shall determine the validity of the violation and may for good cause extend the time for compliance or removal. If such an appeal is made, no removal shall be required until after the appeal has been finally determined, unless the removal is required under section 98-196.

302.8.4.3. If no appeal is made and the abandoned or disabled vehicle remains in violation after the ten calendar-day period, the city shall cause such vehicle to be removed to a storage facility approved by the city and thereafter disposed of in accordance with applicable state law or city ordinance.

302.8.5. Disposal of vehicles; entrance upon private property. The city is authorized to enter upon private property for the purpose of seizing and taking into possession any abandoned or disabled vehicle.

302.8.6. Removal. The city is authorized to provide for the immediate removal of any abandoned or disabled motor vehicle to a garage or other place of safety, the cost of such removal to be a lien against the motor vehicle, when the abandoned or disabled vehicle is found unattended upon a bridge or causeway or in any tunnel or on any public highway or street or public parking lot in the following instances:

302.8.6.1. Where such vehicle constitutes an obstruction of traffic; or

302.8.6.2. Where such vehicle has been parked or stored on the public right-of-way or city property for a period exceeding 48 hours.

#### SEC. 304.2 PROTECTIVE TREATMENT

All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be

maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

#### SEC. 304.1.1 Unsafe Conditions

The following conditions shall be determined as unsafe and shall be repaired or



replaced to comply with the International Building Code or the International Existing

Building Code as required for existing buildings:

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength.
2. The anchorage of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects.
3. Structures or components thereof that have reached their limit state.
5. Structural members that have evidence of deterioration or that are not capable of safely supporting all nominal loads and load effects.
8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without property anchorage and incapable of supporting all nominal loads and resisting all load effects.
9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of deterioration or fatigue, are not properly anchored or are incapable of supporting all nominal loads and resisting all load effects.
10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.
12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including guards and handrails, are not structurally sound, not properly anchored or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions:

1. Where substantiated otherwise by an approved method.
2. Demolition of unsafe conditions shall be permitted where approved by the code official.

CITY OF WINTER PARK  
SAFETY & CODE COMPLIANCE DIVISION  
401 SOUTH PARK AVENUE  
WINTER PARK, FLORIDA 32789  
407-599-3600

Case No: PM-22-0041

CITY OF WINTER PARK,

Petitioner,

vs.

ERIC BLAIN SR EMERSON  
SHARA MAE GUILLAG EMERSON  
913 FAIRWAY DR.  
WINTER PARK, FL 32792-5101,

Respondent.

**NOTICE OF  
CODE COMPLIANCE BOARD HEARING**

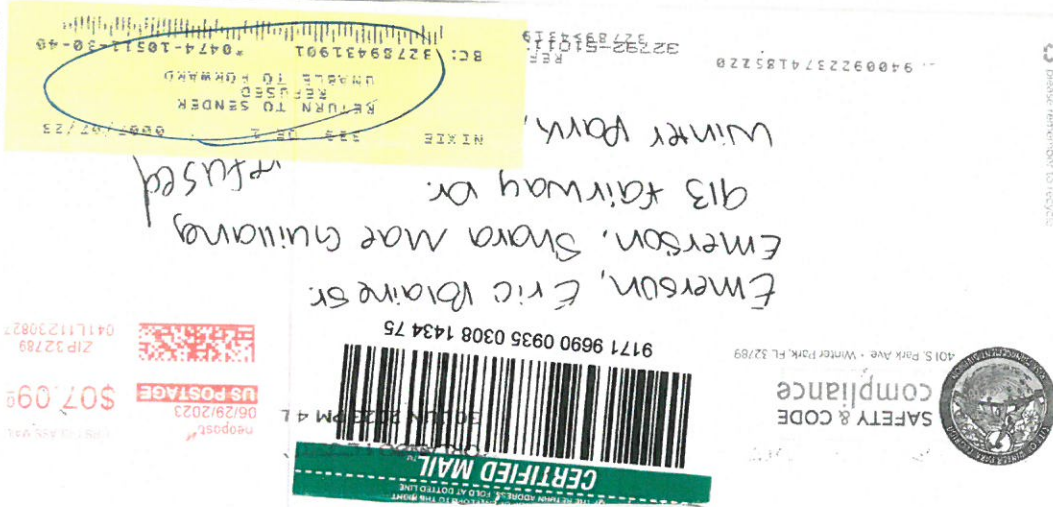
Pursuant to Section 2-105 of the Code of the City of Winter Park, the undersigned Safety & Code Compliance Officer hereby gives notice of an uncorrected violation of the Code of City of Winter Park, as more particularly described herein, and that she has requested a **PUBLIC HEARING** before the Code Enforcement Board, a governmental board of the City of Winter Park, which will take place on

Thursday, August 3, 2023  
at 3 p.m. at

Commission Chambers  
second floor of Winter Park City Hall  
401 S. Park Ave., Winter Park, FL 32789

A hearing on the following code violations will be heard at this meeting:

1. Violations of City Code Chapter/Section:
  - a. Chapter 22, Sections 22-176 (adopting the International Property Maintenance Code, 2021 edition);
  - b. Sec 22-177 (amending the International Property Maintenance Code);
  - c. Sec 302.1 Sanitation and Storage of Materials;



First Notice of Hearing Issued - Rejected by property owner.

## Christina Busch

---

**From:** Christina Busch  
**Sent:** Monday, October 2, 2023 8:45 AM  
**To:** 'Custom Irrigation Eric Emerson'  
**Subject:** 511 Granada Dr. - PM-22-41 - Notice of Hearing  
**Attachments:** PM-22-41\_Second Amended NOH.pdf

Good morning,

I am reaching out to inform you of the notice hearing date change. A copy of the second amended notice of hearing was mailed on September 26, 2023. The hearing for the property listed above has been moved back to November 2, 2023. Please reach out if you have any questions.

Respectfully,



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.



## Christina Busch

---

**From:** Custom Irrigation Eric Emerson <customirrigation1@gmail.com>  
**Sent:** Monday, October 9, 2023 3:06 PM  
**To:** Christina Busch  
**Subject:** [External] Re: 511 Granada Dr. - PM-22-41 - Notice of Hearing  
**Attachments:** image002.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hello Ms. Busch,

I have done the following to move closer to compliance:

1. I have removed the boat from the front yard area.
2. I have removed all of the fence posts that were not attached to fence panels.
3. I am repairing missing fence pickets.
4. I went to w.p.b.d. but was advised no permit was required to repair minimal fence damage such as mine.
5. I spoke with w.p. bld. official (lady) about the reconstruction process today. Briefly went over the process forward. Won't be fast, easy or affordable.
6. Called Felix with Richardson Engineering about a site, and surveying the repair of the structure. Could not get a definite schedule date for the eval.
7. There is no reason to repair the front porch if repairs to the building are not feasible and a total demo is recommended.
8. No temp. power permit will be approved until permitting/eng. is approved, Thus eliminating the possibility for any repairs.
9. The lawns will be mowed again this week front and rear.

I hope this is enough to show further effort towards compliance.

I am also requesting that the hearing be moved because Nov. 2nd is my son's 21st birthday and the plans for that day cannot be moved.

thank you, Eric 321.276.9505

On Mon, Oct 2, 2023 at 8:45 AM Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)> wrote:

Good morning,

I am reaching out to inform you of the notice hearing date change. A copy of the second amended notice of hearing was mailed on September 26, 2023. The hearing for the property listed above has been moved back to November 2, 2023. Please reach out if you have any questions.

Respectfully,



**Christina Busch**  
Safety & Code Compliance  
Officer I

407.599.3382

## Christina Busch

---

**From:** Custom Irrigation Eric Emerson <customirrigation1@gmail.com>  
**Sent:** Friday, June 16, 2023 4:59 PM  
**To:** Christina Busch  
**Subject:** [External] Re: 511 Granada - PM-22-0041

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Yes, I am working on it. I just had 2 more dumpsters of trash/tree/debris removed this week. I am also having another container delivered this week and more equipment. I am going to grade the lot in back and neatly place my cars I am keeping in the back. I am also planning on selling a couple of projects and rehab vehicles. that should clean up the front area.

Thanks Eric

On Thu, Jun 15, 2023 at 1:40 PM Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)> wrote:

Good afternoon,

I am reaching out to receive an update regarding the current violation on the property. I did see that the property has been worked on, however, there are still several violations on the property that need to be taken care of. If you could please respond with your intentions regarding the violations and the estimated time frame.

Thank you,



City of Winter Park  
401 S. Park Ave.  
Winter Park, FL 32789  
[cityofwinterpark.org](http://cityofwinterpark.org)

**Christina Busch**  
Safety & Code Compliance  
Officer I

407.599.3382

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and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.



## Christina Busch

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**From:** Custom Irrigation Eric Emerson <customirrigation1@gmail.com>  
**Sent:** Wednesday, April 12, 2023 8:54 AM  
**To:** Christina Busch  
**Subject:** [External] Re: [External] Re: City of Winter Park - 511 Granada Dr. - PM-22-41

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Heavy equipment is scheduled to come out friday to finish removing downed trees. some laborers will be onsite this week for trash clean-up. our goal is to have it 100 percent cleaned up in may. thank you for your help.Eric

On Tue, Apr 11, 2023 at 3:25 PM Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)> wrote:

Good afternoon,

I am reaching out to get an update regarding the cleanup of the property. Can you please provide me with a timeline of when this work can be completed?

Thank you,



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**From:** Custom Irrigation Eric Emerson <[customirrigation1@gmail.com](mailto:customirrigation1@gmail.com)>  
**Sent:** Thursday, March 30, 2023 8:28 AM  
**To:** Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)>  
**Subject:** [External] Re: City of Winter Park - 511 Granada Dr. - PM-22-41

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

The new Dumpster is onsite at 511 granada dr and cleanup will resume this weekend and next week. I will be repairing and replacing the front fence as well. just keeping you informed on the continuing process. thanks Eric

On Fri, Mar 17, 2023 at 2:28 PM Custom Irrigation Eric Emerson <[customirrigation1@gmail.com](mailto:customirrigation1@gmail.com)> wrote:

I have spent half a crew day there today cleaning/moving vehicles,etc...,

the dumpster will be delivered on monday and debris and trash removal will continue next week. Also the lawn maintenance crew will be there this weekend or monday as well. Thanks for your patience and understanding.  
Eric

On Tue, Feb 28, 2023 at 4:50 PM Custom Irrigation Eric Emerson <[customirrigation1@gmail.com](mailto:customirrigation1@gmail.com)> wrote:

Yes, I will.

On Tue, Feb 28, 2023 at 3:20 PM Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)> wrote:

Good afternoon,

I am reaching out regarding the address listed above. Could you please send me an update regarding the cleanup of the property?

Thank you,



**Christina Busch**



City of Winter Park  
401 S. Park Ave.  
Winter Park, FL 32789  
[cityofwinterpark.org](http://cityofwinterpark.org)

Safety & Code Compliance  
Officer I

407.599.3382

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## Christina Busch

---

**From:** Custom Irrigation Eric Emerson <customirrigation1@gmail.com>  
**Sent:** Friday, March 17, 2023 2:28 PM  
**To:** Christina Busch  
**Subject:** [External] Re: City of Winter Park - 511 Granada Dr. - PM-22-41

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

I have spent half a crew day there today cleaning/moving vehicles,etc...,  
the dumpster will be delivered on monday and debris and trash removal will continue next week. Also the  
lawn maintenance crew will be there this weekend or monday as well. Thanks for your patience and understanding. Eric

On Tue, Feb 28, 2023 at 4:50 PM Custom Irrigation Eric Emerson <[customirrigation1@gmail.com](mailto:customirrigation1@gmail.com)> wrote:  
Yes, I will.

On Tue, Feb 28, 2023 at 3:20 PM Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)> wrote:

Good afternoon,

I am reaching out regarding the address listed above. Could you please send me an update regarding the cleanup of  
the property?

Thank you,



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public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

## Christina Busch

---

**From:** Custom Irrigation Eric Emerson <customirrigation1@gmail.com>  
**Sent:** Friday, February 10, 2023 8:06 PM  
**To:** Christina Busch  
**Subject:** [External] Re: City of Winter Park - 511 Granada Dr. - PM-22-41

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Yes, I will. We removed 80 yards of waste, the ramp, more tree rubush. The container vendor needed his can back temporarily but will re deliver another at the end of next week. We will continue to clean up what we are able until the can delivery. we are actively selling some of the vehicles, and will park the remaining ones out back until we repair them enough to be back on the street. Eric

On Fri, Feb 10, 2023 at 2:43 PM Christina Busch <[cbusch@cityofwinterpark.org](mailto:cbusch@cityofwinterpark.org)> wrote:

Good Afternoon,

I am contacting you regarding the open code case PM-22-41. Could you please provide me with an update regarding the remaining violations on the property?

Thank you,



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.



## Christina Busch

---

**From:** Christina Busch  
**Sent:** Thursday, January 12, 2023 3:15 PM  
**To:** 'customirrigation1'  
**Subject:** RE: [External] 511 granada dr

Good Afternoon,

Thank you for the update and the constant improvement on the lot. I will notate this into the case notes. Keep up the good work.

Respectfully,



**From:** customirrigation1 <customirrigation1@gmail.com>  
**Sent:** Tuesday, January 10, 2023 2:39 PM  
**To:** Christina Busch <cbusch@cityofwinterpark.org>  
**Subject:** [External] 511 granada dr

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hello, the first dumpster was delivered today

Sent via the Samsung Galaxy S22+ 5G, an AT&T 5G smartphone



## Christina Busch

---

**From:** Custom Irrigation Eric Emerson <customirrigation1@gmail.com>  
**Sent:** Sunday, January 8, 2023 7:47 PM  
**To:** Christina Busch  
**Subject:** [External] 511 Granada Dr.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hello Christina,

Your letter was received last week, But I did not return home until yesterday. I have scheduled 2 - 40 yard waste containers from J&W Landscaping and more heavy equipment to handle the trash and tree waste from another contractor. Both should be on site this week.

Unfortunately, I have been in southwest Florida doing hurricane Ian restoration work or I would have responded sooner. If I had unlimited money I would have handled this earlier, but the fallen tree removals, heavy equipment rentals and fees like dumpster container/disposal/waste broke my bank just before christmas. I spent over \$15,000.00 of my own money on hurricane Ian cleanup there. No federal, state or local resources were available to financially help me with the disaster clean up. I am still strapped for cash but I will empty the bank to get this resolved the best I can.

This week the work should begin and I am hopeful to have most or all of the issues resolved in two weeks or so.

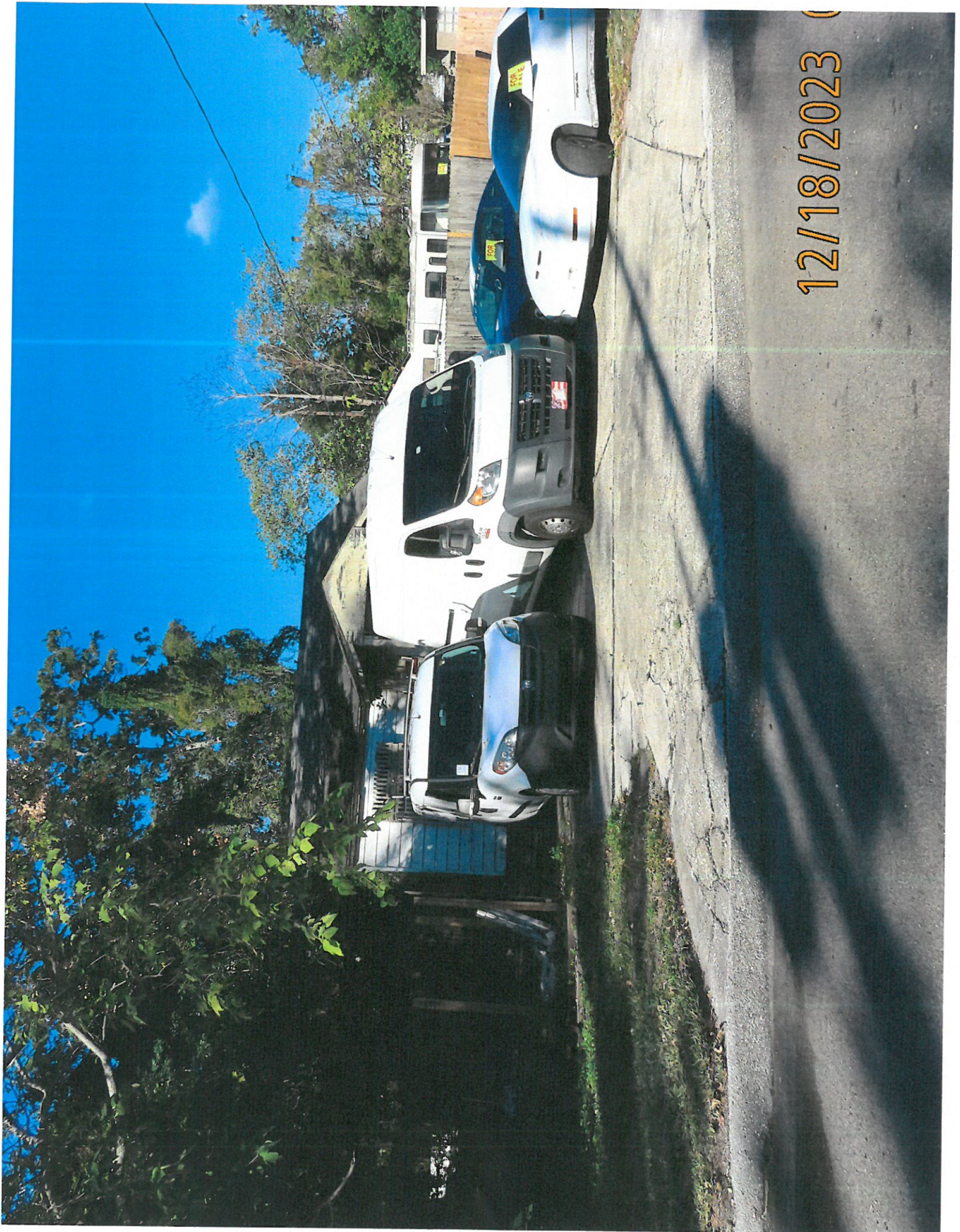
This property is vacant and is only used for storage of my personal vehicles and equipment.

I can be reached directly at 321.276.9505, or Emailed if you require further correspondence. I will keep you up to date with pictures of the progress.

Thank You for your cooperation in this matter.

Eric B. Emerson Sr.













12/18/2023



